

11362 Chalet Rd

Energy Efficient Construction Features

- ❖ Rain Screen wall system on South & West exteriors
- ❖ Low E, energy efficient, picture windows.
- ❖ Power smart appliances; front loading washer and dryer.
- ❖ Heat pump with heat recovery system.
- ❖ State of the Art waste water treatment system.
- ❖ Honeywell, electrostatic air filtration system.
- ❖ In floor radiant heat in master bathroom.
- ❖ Skylights in entry, kitchen, and bathroom.
- ❖ Protected, private, south facing property.

Interior Design Features

- ❖ 9 foot ceilings throughout, enhanced with lofted areas and skylights in entry, kitchen, and master bathroom.
- ❖ Imported Italian tile and hardwood flooring through central part of the home,
- ❖ Slate flooring in both main floor ensuite bathrooms.
- ❖ In floor heat in master ensuite bathroom.
- ❖ Hard wired alarm, and entertainment system.
- ❖ Reverse osmosis water filter.
- ❖ Propane fireplace.
- ❖ Silestone Brand, Quartz composite kitchen counter tops.
- ❖ Large 23 x 8 foot utility room adjacent to kitchen with pantry, front loading washer/dryer, and second fridge.
- ❖ Top of the line stainless steel appliances throughout the kitchen.

Entertainment Centre

- ❖ Large, open space games and craft area on lower floor with ocean facing, walk out patios. leading to beautiful professionally landscaped gardens.
- ❖ Home theater with high definition satellite system, projected 11 foot by 6 foot image, supported with Energy Brand, surround sound speakers, 5.1 receiver system, programmable remote control, plus Personal Video Recorder.
- ❖ Hard wiring of satellite system to family room, master bedroom and guest quarters.
- ❖ In ceiling sound system in family room, home theatre, and living room.

Landscaping/ Outdoor Features

- ❖ Underground sprinkler irrigation system throughout the property.
- ❖ Fresh water irrigation well on property.
- ❖ Superior perimeter drainage around the house.
- ❖ Low maintenance, native plantings on north side of property.
- ❖ Easy access to ocean from geotechnically engineered and reinforced bank (Engineering firm: Ryzuk C. and Assoc.)
- ❖ In ground spa with adjacent outdoor hot water shower.
- ❖ Hot water, dog washing station outside back door.
- ❖ Beautifully hand crafted cedar privacy screens.
- ❖ Exterior propane plumbed for Barbeque and outside patio heater.
- ❖ Low maintenance, interlocking pavers on all patios.
- ❖ Architectural water feature stocked with goldfish, lilies and marsh marigold.
- ❖ property sightlines protected by restrictive covenant on adjacent W. parcel requiring 100 foot setback from the ocean's high water mark, on any new construction.

Guest/ Caretaker's Suite

- ❖ roughed in approximately 700 square foot guest quarters ready for finishing.
- ❖ Plumbing, hot water tank, washer and dryer, with separate electrical box already installed.