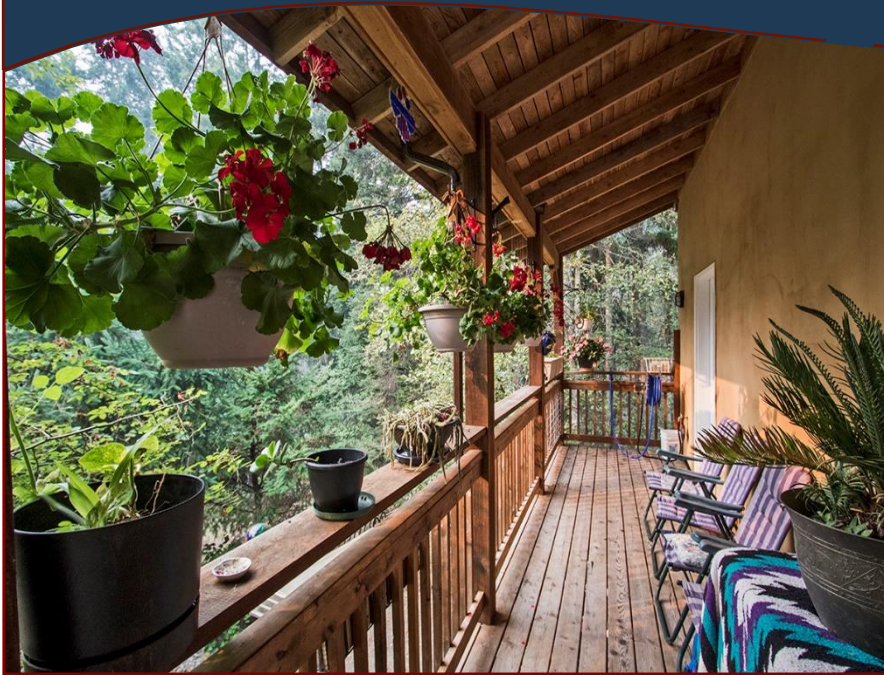


Custom Straw Bale Dream Home!



3718 Port Road



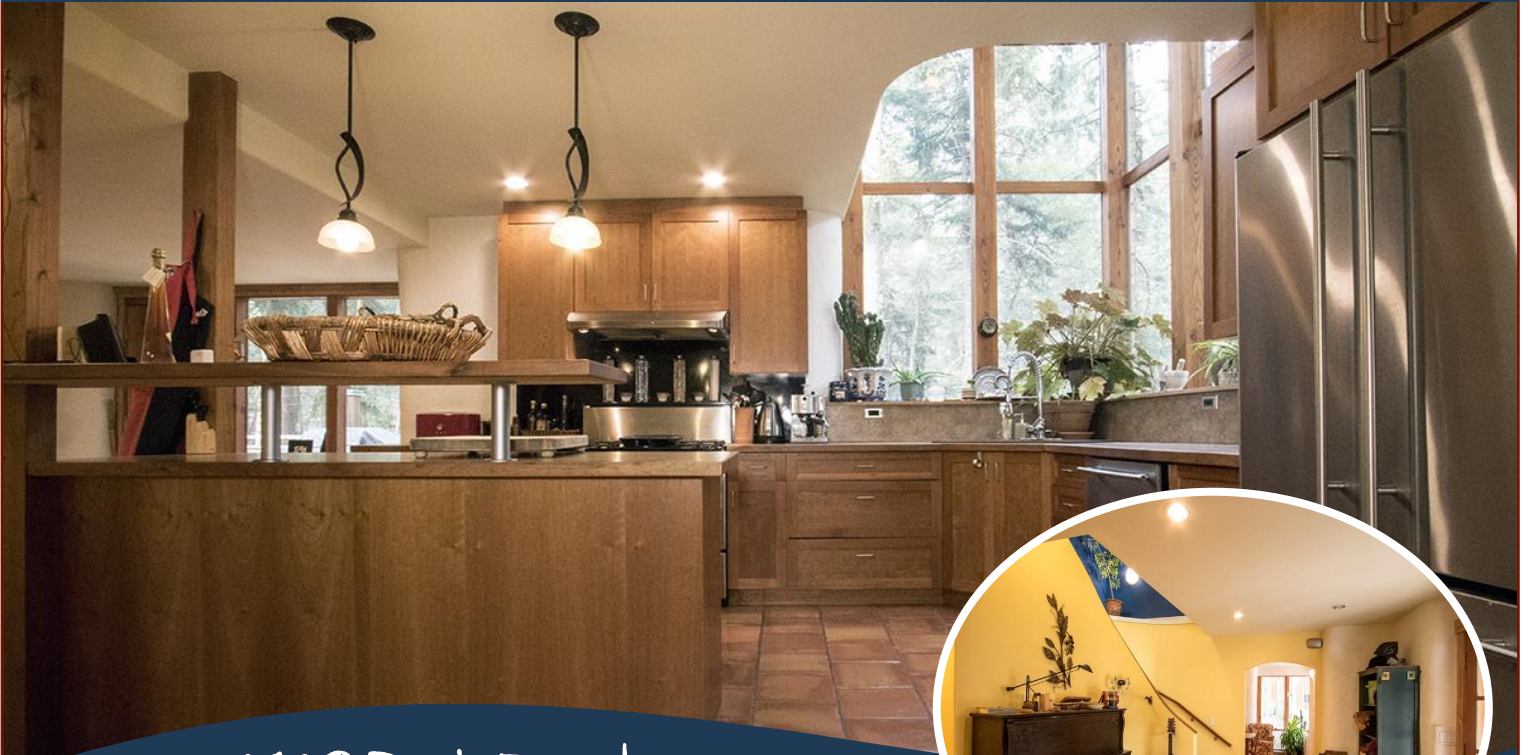
Masterfully crafted, 3 level, 3 BR, 3 BA, eco-friendly home, with approximately 2800 square feet of finished space, plus an additional 900 square feet of unfinished space on the lower level. Attention to detail is evident throughout, with a focus on sustainable, energy efficient design of the highest quality. Straw Bale construction offers thermal & fire resistant characteristics that are considered superior to traditional stick framing, with about eight times the air exchange of conventional insulated walls. The kitchen space is a delight for the senses, with top of the line appliances, a massive island, plus a giant Clerestory window that streams in light from above. A full list of construction & finishing details is available on request. If you are looking for a house with the perfect blend of artistry, creativity & functionality, look no further. This home is a tactile experience for the eyes & hands that must be seen in person!



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Driftwood: 250-629-3383
Saturna: 250-539-2121
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Property Details



3718 Port Road



Year Built (est):
2004

Lot Acres: 0.61 acre

Bedrooms: 3

Bathrooms: 3

Fin SqFt: 2,800

Unfin SqFt: 900

Bsmt: Part.
Finished, Walkout w/
windows

Bsmt Height: 8 ft

Water: Municipal

Waste: Sewer

Foundation:
Concrete Poured

Roof: Metal

Ext Fin: Remarks

Fuel: Wood, Electric

Heat: Wood Stove,
Baseboard, Floor
Radiant

FP Location: Living
Room

Lot Features:
- Private
- Greenhouse
- Covered Deck



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Why Straw Bale?

The simple answer is, healthy, renewable resource.

Straw has been used for constructing walls and roofs for over 500 years.

For those of you who are concerned about the environment and eco systems that humans have made an impact on, making sound ecological decisions when constructing a new home shows acknowledgment and stewardship towards the local environment.

Observed benefits to straw bale construction.

Low embodied energy biomaterial that sequesters carbon dioxide from the surrounding air.

100% Biodegradable

May last over 100 years if properly maintained.

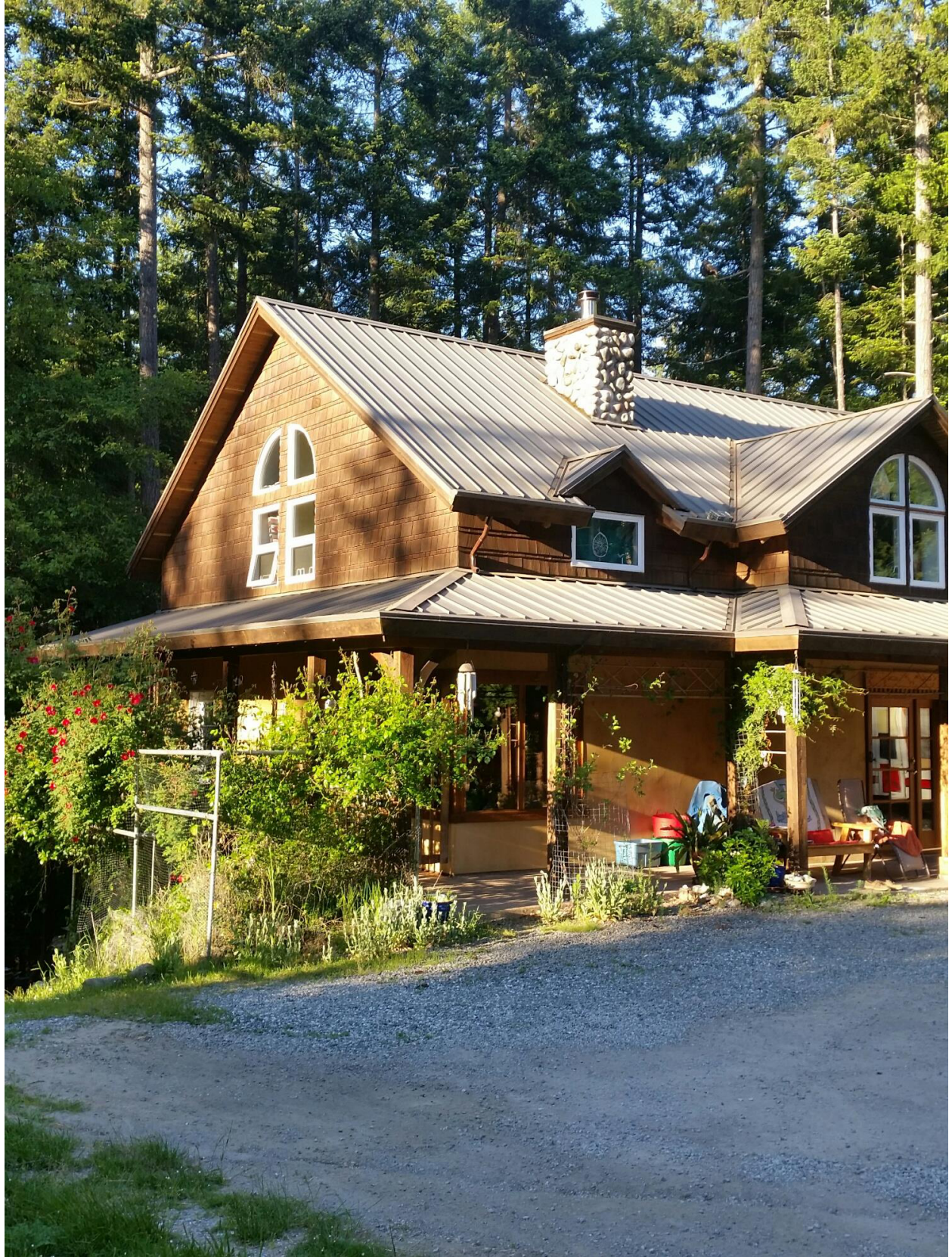
Thermal resistive characteristics of approximately R-35 to R-55

Fire resistive characteristics of up to two hours where a conventional wall achieves only 20 minutes.

Up to 8 times the air exchange of a conventional wall.

Offers some seismic resistance enabling occupants to exit the structure safely during earthquakes.

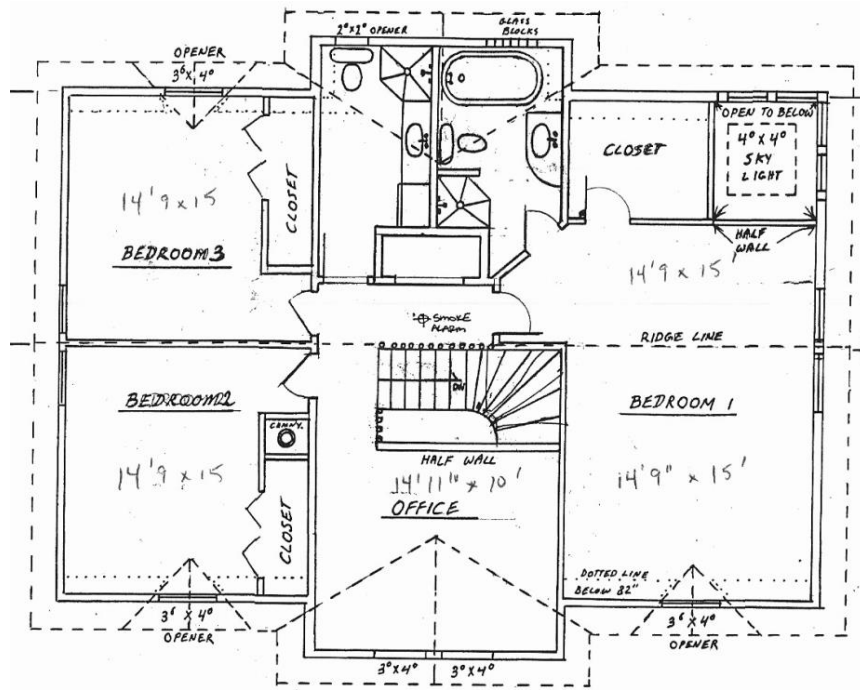
And if this isn't enough, it looks beautiful too.



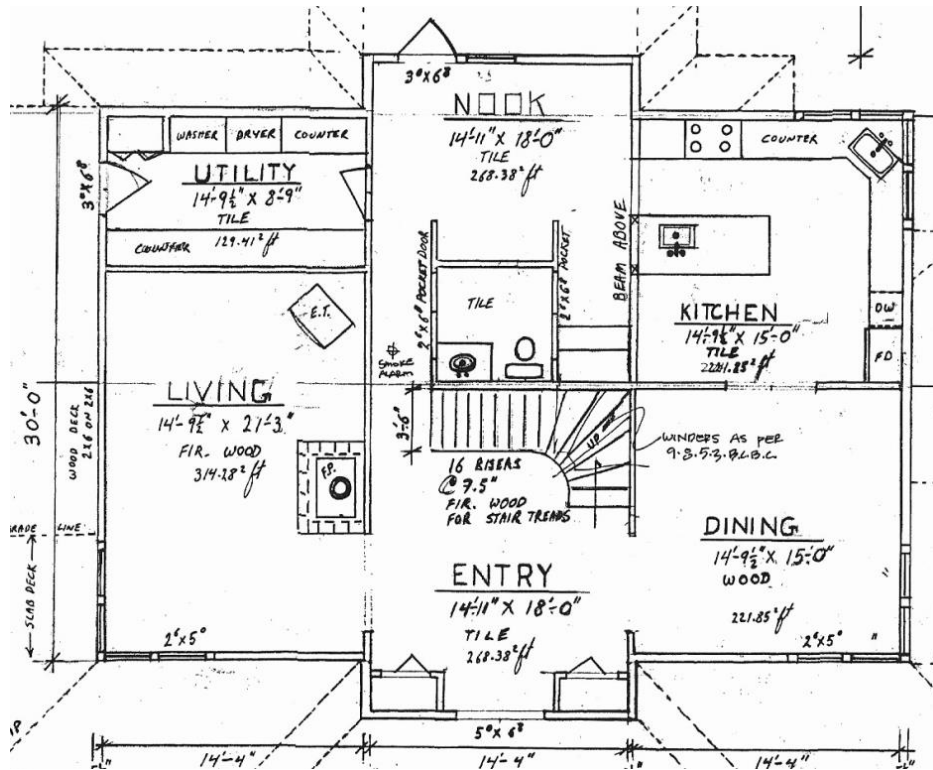
Additional Details (provided by the Sellers)

- pro lock metal roofing with built in gutters
- custom built Clerestory window in kitchen
- custom corner windows and front doors on main floor
- Saltillo clay tile floor with in-floor electric heating
- on site custom built walk in shower stall in en suite.
- heated floor in en suite
- RSF Opel fireplace with metal chimney
- hot air return ducting from top floor to basement
- edge grain bamboo floors
- low flush toilets
- fiberglass back deck
- straw bale walls with approximately R-40 value
- 2800 square feet finished area and approximately 900 square feet unfinished basement with storage space in crawl
- built-in vacuum system with kicker intake in kitchen and laundry room
- covered patio with cement and cedar deck
- propane six burner cook stove with electrical installed to convert to electric range

Floor Plans – 3718 Port



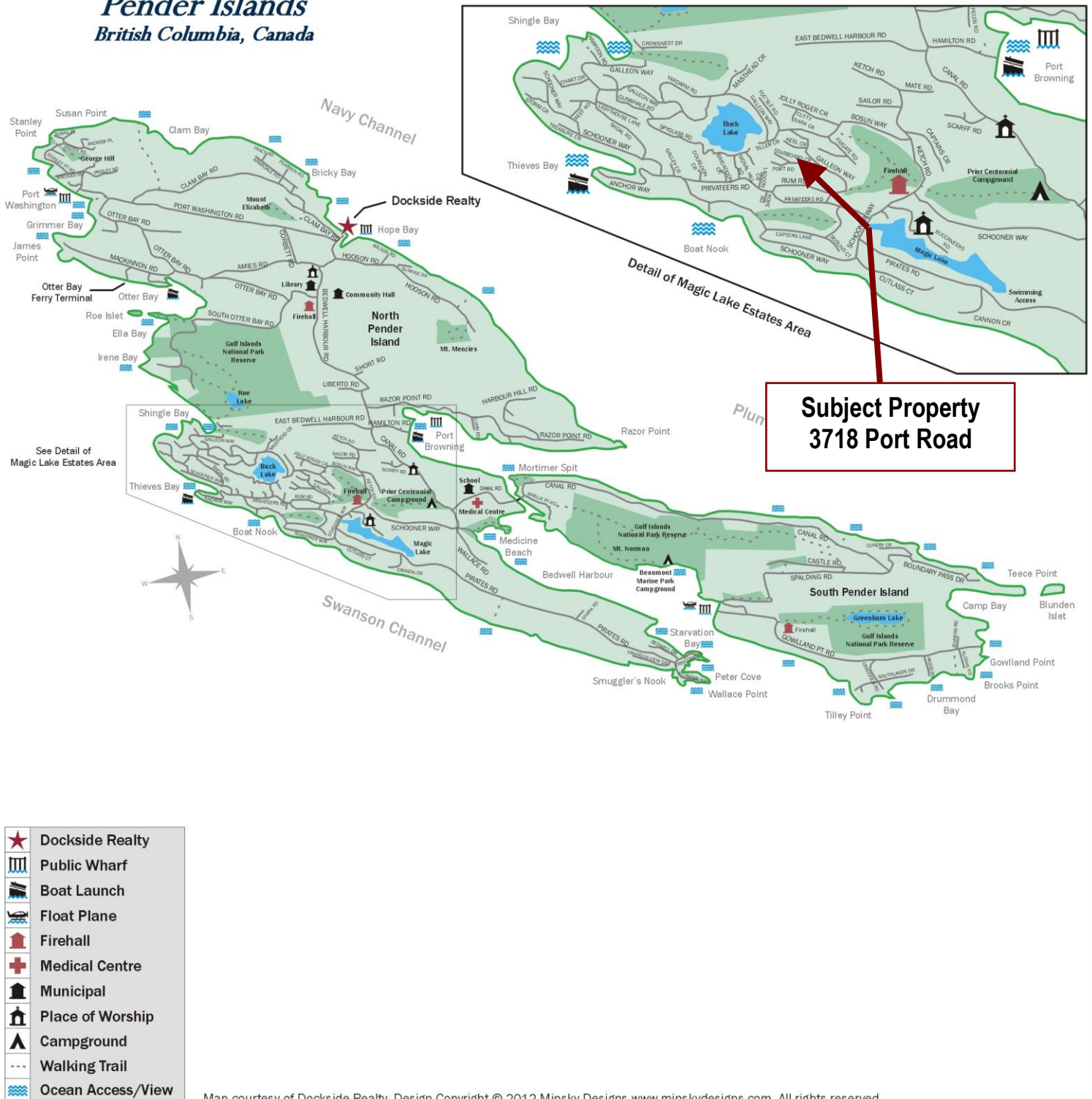
Upper Floor



Main Floor

Pender Islands Map

Pender Islands British Columbia, Canada



DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.

All measurements are approximate and the buyer is responsible for verifying all data provided.



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