



Panoramic Ocean Views. Hilltop Acreage. Private Paradise.
1352 Mackinnon Road, Pender Island, BC

HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166





Distinctive Design. Creatively Landscaped. Natural Beauty.
1352 Mackinnon Road, Pender Island, BC

HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166





Westcoast Materials. Locally Milled. Impeccable Craftsmanship.
1352 Mackinnon Road, Pender Island, BC

HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166





Main Level Guest Bedroom



Main Level Guest Bathroom



Stairwell to Master Bedroom



Upper Level Guest Suite



Upper Level Master Bedroom



Upper Level Master Bathroom

Flowing Spaces. Exquisite Detail. Versatile Layout.
1352 Mackinnon Road, Pender Island, BC

HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166



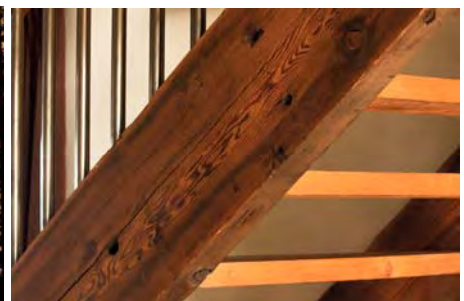
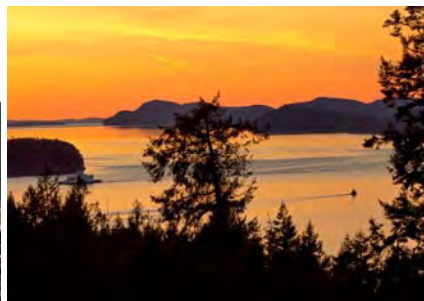
The History

1352 Mackinnon Road

Introduction: On visiting Pender in September, 1999, we saw many choice properties on the island up for sale – following a decade of depressed property sales in the Gulf Islands. For some time, we had been looking for a summer retreat that later would be expanded into a full-time residence. With the assistance of Kim Davis (a local artist and expert forester), we evaluated sight lines and possibilities of several views. This site - noted on topography maps as Dent Hill – had three encompassing views: Haro Strait down to Victoria and the Olympics, Trincomali and Mt. Baker. It is the high point on the ridge forming the North end of Pender Island, convenient to the BC Ferry Dock, Golf Course, Otter Bay Marina and central commercial hub of the island. It is a highly accessible and convenient place with 270 degree panoramic views.

The Site: Dent Hill has played an important role in the 8000 year history of coastal aboriginal communities. We learned from a knowledgeable local tribal member that in early regional history, tribal shaman used Dent Hill to worship the sun and the moon. Every sunset, sunrise and ascent of the moon is visible: it's a special and historic place. The land area is about 4.4 acres.

The Home: The structure and siting was designed by David, part owner and accomplished commercial and residential architect in Seattle and Atlanta. The contractor was David Dandeneau, owner of Artisan Homes, now the premier contractor of signature homes on Pender – generally large, architect-designed houses on significant view sites. This home was the first of his large 'island house' projects, dubbed by locals for a time as “the mansion”. University trained as an artist, then later building construction, Dandeneau knew well that this project had to be creative, fun, and not a typical 'plan book' structure. He understood the difference between building a simple house and more creative use of space and form. He also understood the structural necessities of building on rural properties and their need for robustness. This genre of building an island house of local materials caught on, attracting clients and generating more and larger commissions for Artisan Homes. Since, we hosted many families who wish to build and carry on the flavour of this house. A major hotelier/entrepreneur and movie/TV star became Dandeneau's next clients. These people, their families, and architects became frequent visitors to the house, in order to get their 'just right'. David now builds multimillion dollar estates on choice island lots as Pender's premier builder.



HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166



The Architect: David Okula was considered the leader of his university architecture class, taking the field of various prizes including the coveted Fontainebleau Prize. During his final academic year, he was excused from the routine classes to design a new campus for the state university. The entire Board of Regents for the state university system attended his school presentation (the Regents approved the plan unanimously), as well as scouts from Harvard. He was awarded a scholarship to Harvard University's Graduate Program in Architecture. David Okula chose instead to open a branch partnership in Atlanta, GA, at the time he was 23. Two large partnerships grew from that base, resulting in the building of hotels, restaurants, offices buildings, hospitals and large residences.

Before becoming a solo practitioner, David was a principal in the Callison Partnership, responsible for all Nordstrom store buildings. Since leaving in the late 1980s, he has specialized in large residences including the 35,000 square foot residence for the first hired CEO of Microsoft (who lived in this substantial residence for 12 years, then rebuilt it to 53,000 square feet).

The ideas and techniques used in these large high end homes have been scaled and adjusted to the conditions of Pender Island and the more intimate needs of a couple or family using about 4,500 square feet of interior space. These are balanced well with needs for entertaining, recreation, and professional office work. The home and views are accessible through 14 sets of French doors onto decking that nearly encircles the residence.



HEAD OFFICE: 250-629-3166 www.docksiderealty.ca TOLL FREE: 1-866-629-3166



Features and Amenities

- 1.) Fire-resistant galvanised metal exterior siding and roof.
- 2.) Solar efficient air circulation and seasonal sun-angle capture. The porches and draft vents allow winter sunlight to warm interior spaces, yet shade during summer months.
- 3.) Use of seasoned timber. Construction is mainly in 80-year-old re-milled seasoned fir. Flooring is of same material. Main supports are large, locally obtained tree trunks. Footings and supports are built to industrial/commercial standards with engineered "no squeak" floor joists. High load structural beams are over-engineered glue laminate. Added support beams stiffen long floor runs to dampen movement. The building has earthquake strapping and hurricane tie-downs engineered for high wind conditions. Interior walls are insulated for thermal and noise control; interior doors are solid core for the same reasons. In several areas, double drapes can be pulled to conserve heat.
- 4.) Water is provided by a productive 10 gpm well, sand filtration and ozonation system for purification. There is an in-line water softener. The well historically has been productive in draught conditions.
- 5.) Sewer is a secondary processing system per code. There is a junction for additional water/sewer/electrical distribution pipe/conduit to a guesthouse site on the property.
- 6.) Emergency electrical generation is provided by a 25 KW propane fired plant, recently installed, along with a 1000 gallon propane tank. This is sufficient to run essential household systems for approx. 5 days. There is battery-power emergency lighting in critical areas (stair, kitchen)
- 7.) The house has audio cabling throughout for remote plug-in stereo speakers: A commercial amplifier provides distributed sound. The built-in 5.1 sound system uses commercial quality components: Klipsch, B&W, Paradigm speakers, Carver preamp/amp (THX discrete, class A, 600W RMS). Wiring is in-wall; audio gear in a separate audio closet.
- 8.) Telecomms, data and television are centrally wired in-wall, with commercial push-down connections in the utility room. Category-5 cabling is available house-wide.
- 9.) There is a monitored alarm system for intrusion and fire. Separate sensors monitor CO. Internet accessible cameras provide surveillance and recording of intrusion on the property.
- 10.) View sightlines are protected by a "corridor" - an easement over neighbouring property. Most sightlines arise and are protected on the three hectare home grounds.
- 11.) Six-person hot-tub and deck, recently installed, with ozone water treatment, audio and lighting. A new cedar view deck and bench surrounds.
- 12.) Four burner gas barbecue.
- 13.) Three-manual, 48 stop Allen custom series concert organ (electronic) in gallery. This instrument has its own audio system.
- 14.) Cedar fencing to obscure propane storage, pump-house and neighbour's utility buildings.