

Features

2610 Crowsnest Drive

Main House: 1545 -sqft. Suite: 568 -sqft. **Total: 2113 -sqft**

Property Size: 1.38 acres

Fenced Area 0.38 acres 8' cedar and mesh deer fence.

Upper portion of lot: 1 acre of second growth Douglas fir, cedar and arbutus. Trees can be sustainably harvested for firewood.

Driveway to access to upper portion of lot.

Surrounded by parks: Shingle Bay park with playground, Gulf Islands National Park, Pender Conservancy 10-acre reserve.

Ocean access: 200 meters to the beach at Shingle Bay

Magic Lake Property ~ Allows access to private marina at Thieves Bay, tennis courts

Solar powered Yard Lighting

Parking: Off lot for 5 cars, On lot for RV and 2 cars

Front gate feature with electric gate openers

Charger on front gate for electric vehicle

Main House

Metal roof	Fir Post and Beam construction
Post and beam construction	Insulated drapes
Wood flooring: Parquet oak, rustic oak in front hall	Kitchen Feature 10' ceiling with copper tiles
Ceramic Tile in en-suite	Miele Washer and Drier
Heat pump 2022	Fridge: Icemaker and filtered water
Baseboard heating	Convection oven Miele
Smart thermostats 2024	Induction stovetop 2022
Wood stove	Bedroom 1: 136 -sqft.
200-amp electrical service	Bedroom 2: 124 -sqft.
Magic Lake water system	Bedroom 3: 85 -sqft
Septic system Pumped out 2022	Bathroom 1: 72 -sqft.
Sauna	Bathroom 2: en-suite 48 -sqft
Hot tub– needs new pump	Walk-in closet 58 -sqft.
Covered front deck 22' x 7' 154 -sqft.	Utility room
Covered side deck 20' x 7' 142 -sqft	Library 144 -sqft. on second floor
6" exterior walls	Storage room 84 -sqft. on second floor
Insulation upgraded 2022	Oak spiral staircase to library
Vaulted ceilings 12'	Can be furnished by agreement

Garden

0.2 acres deer fenced

Roses: Over 20 rose bushes, including heritage, hybrid and rugosa varieties

Fruit Trees: Apple, pear, plum, cherry, fig, walnut

Grapes: Coronation table grapes, 8 vines

Berries: Strawberries, raspberries, black currents, gooseberries

Raised Garden beds: 4 @ 4' x 16' Asparagus, rhubarb, artichokes, tomatoes, broccoli, Brussels' sprouts, cabbages, beans, peas, garlic, onions.

Shrubs: Magnolia Tree, rhododendron lilac, California lilac, hydrangea, yucca

Flowers: Peony, daffodils, tulips, iris

Herbs: Thyme, sage, mint

Rock garden: St. John's wort, succulents, yucca, grape hyacinths

Front yard area: Local native drought-tolerant planting >20 varieties

Cedar compost bins 2

Garden shed 2022 10' x 10'

Metal Garden tools and implements

Garage

24' x 24' Complete renovation 2023

New metal siding 2023

New torch-on asphalt roof 2023

New insulation 2023

New Gyproc 2023

Windows replaced 2023

10' roll-up door

Two access doors

Backup Generator

Generator: 2021 10 kw Firman Propane/gas electric start

Generator shed: 2023 cedar

Propane tanks : 100 lb. & 20 lb.

Propane tank heater prevents propane freezing in sub-zero temperatures

Generator electrical sub-panel. Allows selected house circuits to run from generator when Hydro is out

Suite 568 sq. ft.

Separate entrance

Asphalt roof 2014

New vinyl plank flooring 2023

Completely re-painted 2023

Heat pump

Wood stove

Living room 287-sqft

Bedroom upper floor 100-sqft

Bathroom 1 lower floor 30-sqft

Bathroom 2 upper floor 25-sqft

Kitchen 126-sqft

Washer and Dryer Fridge Dishwasher

Gas range

Insulation upgraded 2022