

List of improvements since 2014 (from previous owners):

- 3 large Living room Windows, French Doors & wood trim - 2018
- Kitchen, guest room, master BR, foyer & front door windows all replaced - 2020
- New stair railing, treads and entrance foyer flooring - 2018
- Heat Pump - 2017
- Breakfast bar & live edge shelving in kitchen - 2017
- Range hood - 2017
- All lighting in every room on main floor (& outdoors) replaced (and a couple downstairs)
- New sink & taps in kitchen - 2020
- New Lo-Flow toilet in upstairs bath - 2016
- Fireplace insert - 2014
- Replaced entire septic system - 2014
- New gutters & downspouts - 2020
- Added Studio (moved to property, new metal roof, gutters, painted, electrical) - 2020
- New metal roof & gutters on shed - 2020
- Whole home surge protector - 2018
- Hot water tank - 2019
- Washer/dryer - 2016
- Driveway scraped & resurfaced - 2020
- Rear deck stairs & railing; new widened stairs on front deck

Improvements Since Purchased by the Current Owners in May 2021

Forest Maintenance and Cleanup - 2021

- removed 15 small/medium trees
- lifted remaining tree skirts 35 feet to improve visibility and enhance usable yard space
- removed huge limbs overhanging roof and power lines
- added mulch to front, side and back yards

Roof replacement - 2022

- high grade metal installed by Smythe Roofing - (Victoria)
- 2" additional insulation added to house prior to new roof install
- built and installed front door gable roof - 2022

Painting Updates

- complete interior upstairs including ceilings and walls throughout – 2021
- all kitchen and bathroom cupboards - 2022

- downstairs bedroom and hallways - 2022
- exterior complete - soffits, fascia, walls, gutters and downpipes - 2022
- wood & garden shed - 2022
- applied new waterproofing to exposed concrete foundation - 2022

General Improvements

- removed build-ins in primary bedroom and kitchen - 2021
- added closet to primary bedroom - 2021
- sourced, finished and installed live edge Ash, open shelve system in kitchen/dining area - 2022
- built wall and door between downstairs bath and laundry rooms - 2022
- replaced top rails on the back deck - 2022
- built 16" x 16" satellite deck - 2022
- sourced and built 10' x 12' Gazebo - 2022
- installed 5 raised garden beds - 2022/2023
- built screen around compost barrel - 2022
- added generator transfer switch, subpanel and outside connections - 2022
- upgraded refrigerator and dishwasher - not new but much improved – 2021
- septic pumped out – November 2022

Fencing

- built wooden privacy fence on the north side of property
- installed new metal deer fence on the remaining back yard north and east property line
- enhanced existing plastic deer fence on the south back yard property line

Negotiable Items Available to the New Buyers

- Patio table and chairs on the back deck
- Denim sectional in family room
- Coffee table in family room
- Black bar stools in kitchen (3)
- Queen bed downstairs bedroom
- dresser in downstairs bedroom
- Big armchair in family room
- Generator

A Note from the Owners...

Over the past 2 years, we have enjoyed making our island house in the woods a home. Captains Crescent is so peaceful and the neighbours are lovely...many of them full time residents. We are fortunate to be able to try a new adventure on Pender Island as caretakers of an oceanfront property, so we feel it's time for someone else to enjoy this property!
 -Allan and Sheila