

The **Den** accesses into the 2-car Garage with workbench, parking area for golf cart and a substantial storage area. There is a separate **Laundry Room**. The oversize front door, located down the West side of the house, opens into the Library-hallway which contains 88 feet of bookshelves opposite many storage cupboards. There is no basement, but approx. 4 ft of crawl space which can be accessed on the North and South sides of the house. The Garage holds two cars and there is an extension wing for a golf cart and workbench area, plus more storage shelving. One of the garage doors opens electronically and the other one is a swing-up door.

 [Click images to see larger](#)



**Roof** - Lifetime! Steel, sandy coloured.

**Exterior** - Stucco - painted a cream colour.

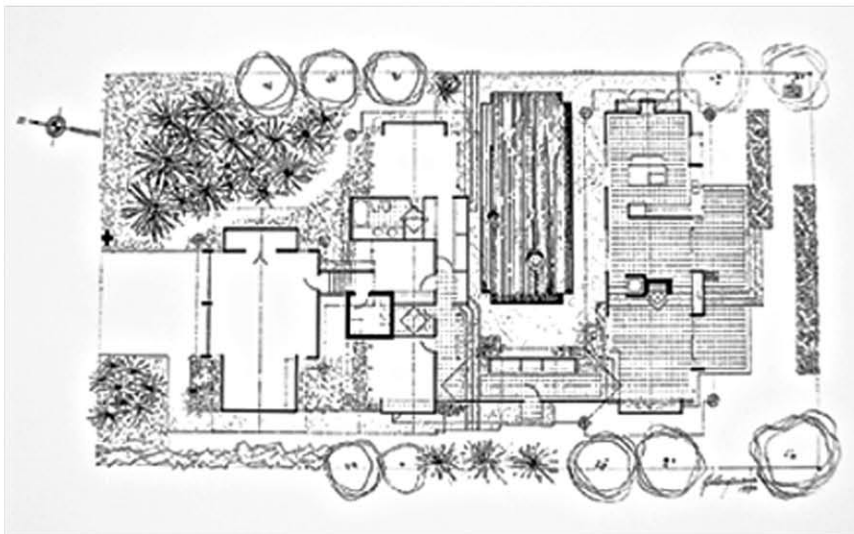
**Drainage** - broad gutters (no downpipes) chains direct water to drains below.

**Ceilings** - Vaulted ceilings of exposed fir beams and cedar planks.

**Floors** - Tile (1 ft square, plain, taupe coloured) with especially-designed red and cream carpets in the lower wing and wool Berber wall-to-wall in the two bedrooms. All carpets/rugs remain.



*View of golf course from kitchen*



*House wraps around swimming pool creating a private courtyard*

**Heating** - Two Bryant “high efficiency” furnaces for economy and effectiveness, one for each wing of the house.

**Air Conditioning** - Almost unnecessary with this floor plan and the cross-ventilation available, but it is installed in the Bedroom Wing.

**Lighting** - Indirect fluorescent mainly.

**Closets and Cupboards** - Very generous throughout the house.

**Doors** - There is an oversize front door and three glass sliding doors onto the pool patio from the Kitchen, Master Bedroom and opposite the Guest Bedroom, plus another sliding door from the Living Room onto the South patio overlooking the golf course. The door from the Den into the Garage is fitted with a self-closing spring hinge.

**Phone and Cable TV** – There are phone outlets in the LR, Kitchen, MBR and Den. Cable TV hooked up in the LR, Kitchen, and MBR and wired into the Guest Bedroom.

**Swimming Pool** - Dimensions are 16 x 36 ft. A new pool gas heater was installed last year, along with new sand in the filter, and it has a fairly new liner. The pool patio is generous and one can find the sun (or shade) on it at any time of the day.

**Lot Size** - 22.660 x 41.000 metres, or 74.3 x 134.5 feet.

