

2791 ARBUTUS ROAD

Ten Mile Point, Saanich





FOR SALE



2791 Arbutus Road

Ten Mile Point, Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$3,699,000 + GST



LIVING AREA: 4,473 sq. ft.



BEDROOMS: 4 + bonus room



BATHROOMS: 6

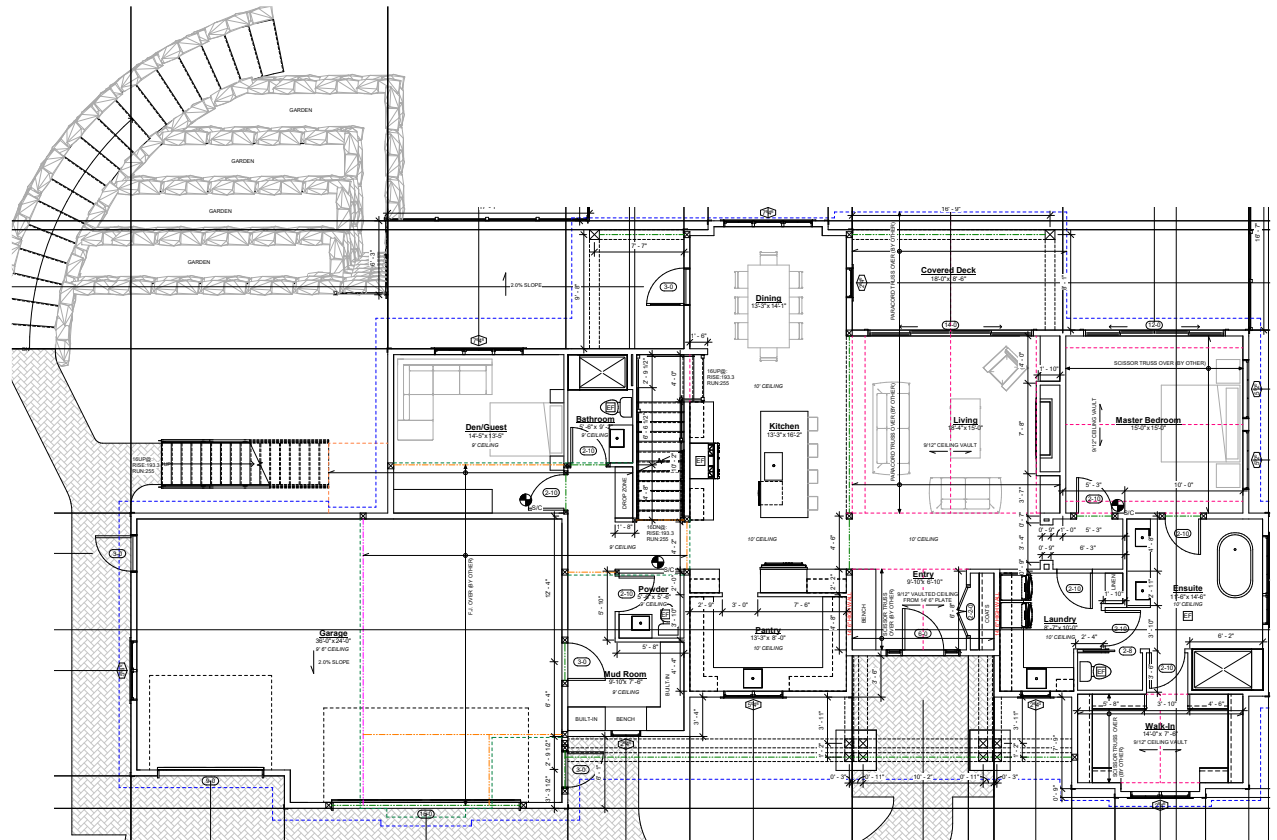


Property Floorplan

Main Level 2,252 sq.ft.
Basement 1,677 sq.ft.
Bonus Room 544 sq. ft.

TOTAL AREA 4,473 sq.ft.

Outdoor Storage 153 sq. ft.
Garage 889 sq. ft.



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS

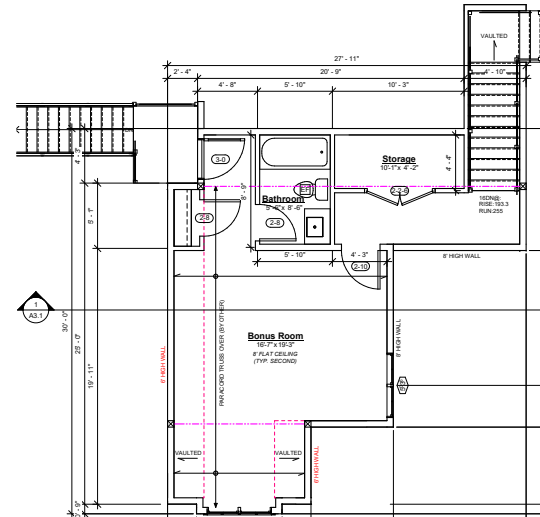
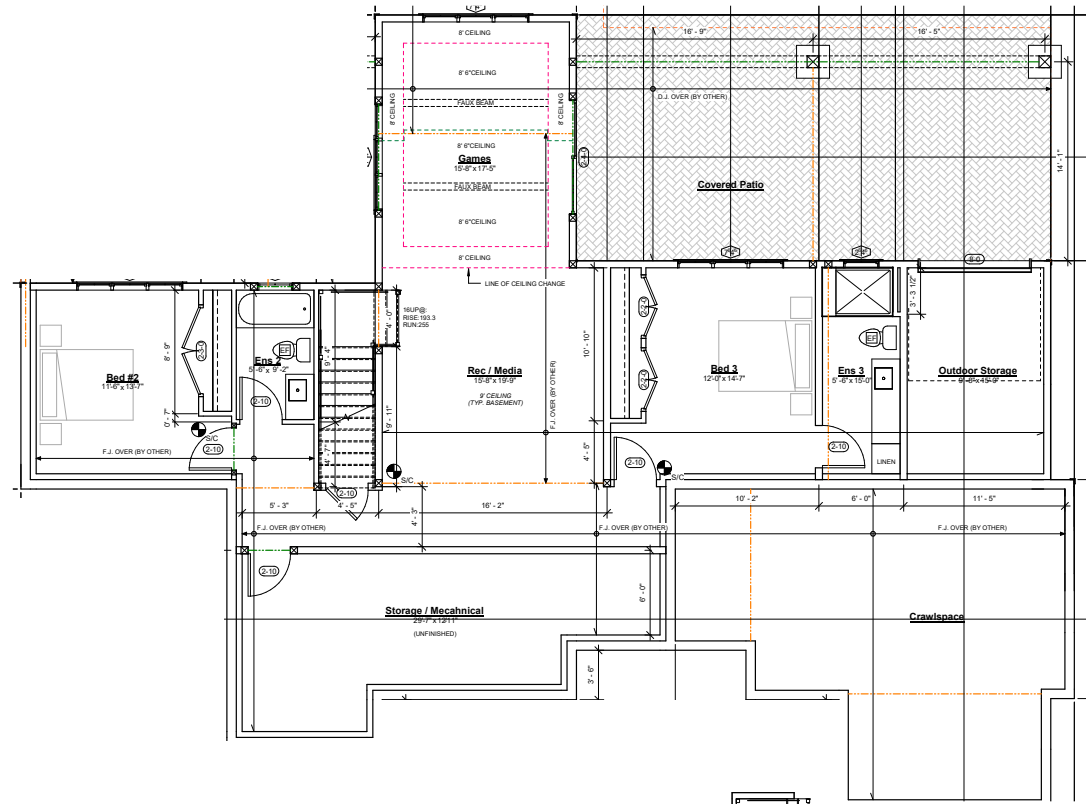


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Property Renderings





Property Renderings





Interior Example





Features & Finishes

QUALITY WITHOUT COMPROMISE

INTERIOR DESIGN

- 19' vaulted ceiling in living room with custom beams
- 10' ceilings throughout main level
- Hardwood throughout main floor and stairs
- Carpeting on lower floor games room and two bedrooms
- Gas fireplace with tile surround
- Light colour scheme with featured wainscoting
- Discrete recessed pot lights throughout
- Wide plank brushed oak engineered hardwood flooring
- Master bedroom on main level with walk-in closet
- 6" baseboard trim with 3.5" casings
- Custom mudroom bench w/ wall detail

EXTERIOR DESIGN

- Modern farmhouse designed by _____
- Built by Carwood Homes
- 4,473 Finished sqft
- 4 bedroom & Den
- 6 bathrooms
- 3 car garage with 18x8 double car garage door with 8x8 third garage door.
- Metal roof
- Downstairs media games area
- Hardi-plank siding with wood detail
- White vinyl double glazed windows
- Custom 8' solid core front door

GOURMET KITCHEN

- Wood shaker style cabinetry millwork w/ soft close doors
- Quartz countertops
- 13' X 16" oversized island w/ quartz waterfall edge siding
- Subway tile backsplash
- Stainless steel undermount sink
- Recessed under-cabinet task lighting
- Large walk-in pantry with built-in cabinets and sink
- Custom built-in hood fan
- Gourmet stainless steel appliances including:
 - ☑ *48" Wolf Dual Fuel Range - 6 Burners and Infrared Griddle*
 - ☑ *42" Classic Side-by-Side Refrigerator/Freezer with Internal Dispenser*
 - ☑ *Sub-Zero 24" Undercounter Wine Storage*
 - ☑ *46" Pro Hood Liner - 22" Depth*
 - ☑ *Asko 40 Series Dishwasher - Panel Ready with XXL Interior*



Features & Finishes

QUALITY WITHOUT COMPROMISE

SPA-INSPIRED BATHROOMS

- 6 ft Frameless glass en-suite shower with bench
- Rain shower head with detached shower wand
- En-suite shower niche
- Wood shaker style cabinetry millwork w/ soft close doors
- Under-mount motion sensor lighting
- Quartz vanity countertops
- Single-lever chrome faucets and double sinks
- Oversized Natural grey heated tile flooring
- Curbless shower, constructed with the Schluter system
- 10ft ceilings
- Backlit mirrors
- Free standing 72" white soaker tub
- Water-efficient comfort height toilet with soft-close seat
- Walk in closet w/ custom built-in drawers and shelving

ADDITIONAL CONVENIENCE

- Electric heat pump with air conditioning
- Back up electric furnace
- 60 gallon electric hot water tank
- Natural gas hot water on demand
- Heated crawlspace
- Central vacuum rough-in
- 30 Watt EV charging station
- Complete window covering package
- Laundry room w/ built-in cabinetry and sink
- Outdoor gas connection for heater and BBQ
- Outdoor water connection and electrical outlets
- Screens on all opening windows and rear sliding door
- Oversized covered patio with recessed pot lights
- Pressure treated wood staircase with white trim & black aluminum railing
- Aristocrat pavers on deck
- Side by side washer dryer package
 - ☑ *Electrolux® 4.5 Cu. Ft. Front Load Perfect Steam Washer with LuxCare®*
 - ☑ *Electrolux® 8.0 Cu. Ft. Front Load Dryer*

LANDSCAPING & YARD

- Curved concrete driveway
- 6 ft. solid cedar rear-yard fencing with side gates
- Seeded front and rear lawn
- Multilevel boulder walls with feature garden beds
- Low voltage landscape lighting
- Underground irrigation system in front and rear yard
- Mature cedar hedging on both sides of the property

QUALITY CONSTRUCTION

- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*



Appliance Specifications



Appliance Specifications

KITCHEN



48" Wolf® Dual Fuel Range - 6 Burners and Infrared Griddle

Model: [DF48650G/S/P](#)

24" Sub-Zero® Undercounter Wine Storage

Model: [UW-24/O](#)



Features and finishings are subject to change at the developer's discretion



Appliance Specifications

KITCHEN



42" SubZero® Classic Side-by-Side Refrigerator/Freezer
with Internal Dispenser

Model: [BI-42SID/O](#)

46" Wolf® Pro Hood Liner - 22" Depth

Model: [PL462212](#)



Features and finishings are subject to change at the developer's discretion



24" Asko® 40 Series Dishwasher - Panel Ready With XXL Interior

Model: [DFI664XXL](#)



Appliance Specifications

KITCHEN

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Electrolux® Front Load Perfect Steam Washer with LuxCare® Plus Wash and SmartBoost® - 4.5 Cu. Ft.

Model: [ELFW7637AT](#)



Appliance Specifications

WASHER
AND DRYER

Electrolux® 8.0 Cu. Ft. Front Load Dryer

Model: [ELFE763CAT](#)



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Past Projects

EXCEPTIONAL QUALITY
HOMES ON SOUTHERN
VANCOUVER ISLAND

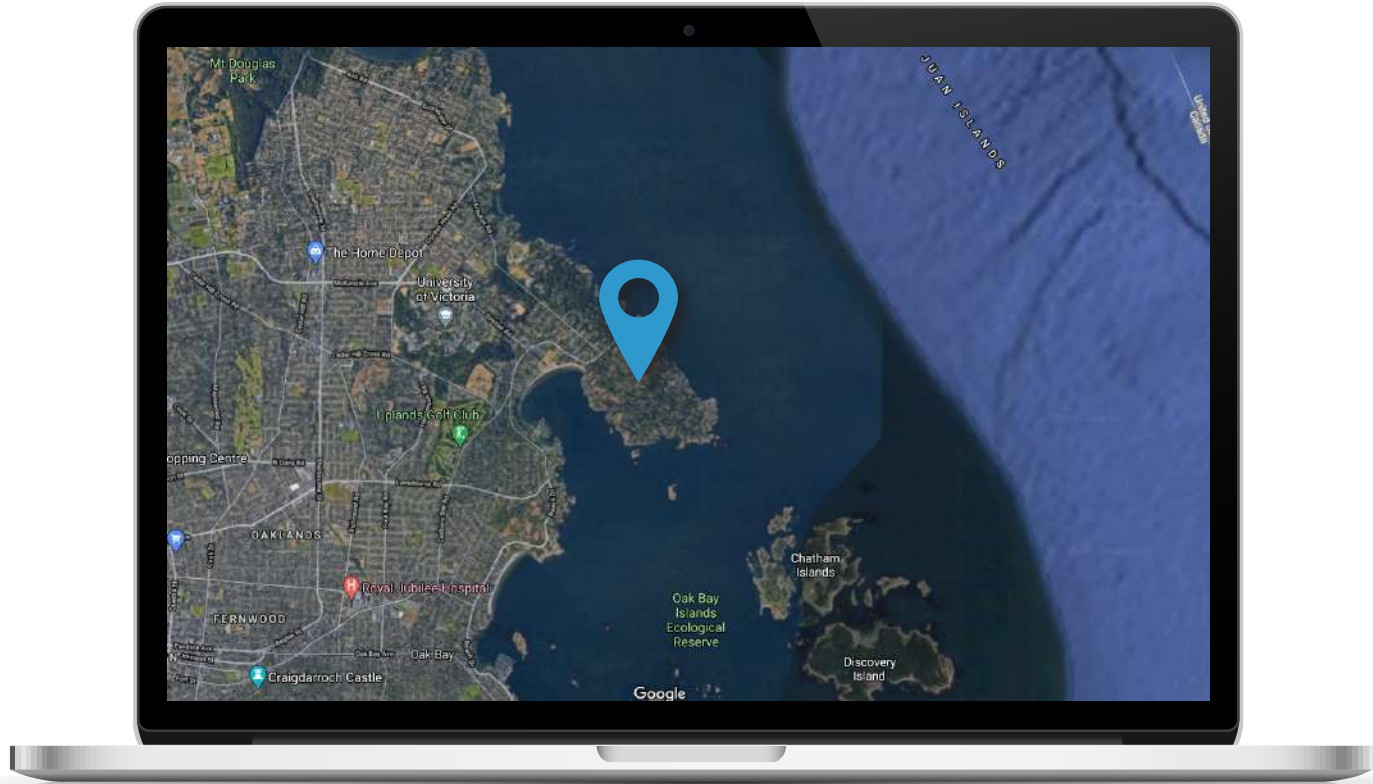
CARWOODHOMES.COM





Location

(GIS) MAPPING





 **CHACE
WHITSON**
REAL ESTATE GROUP


Macdonald
Realty



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