



742 BRENTWOOD HEIGHTS

Brentwood Bay





FOR SALE



742 Brentwood Heights Brentwood Bay

SUMMARY OVERVIEW



LISTING PRICE: \$1,995,000 + GST



LIVING AREA: 2,761 sq. ft.



BED: 4



BATH: 3



Welcome to 742 Brentwood Heights! Built by award-winning custom home builder, White Wolf Homes, this outstanding 2,761 sqft 4 bed/3bath home has uncompromised quality and impeccable attention to detail. The stunning interior showcases an open concept living space w/ 10 ft ceilings, double sliding doors to the main patio deck, and a gourmet kitchen w/ Bosch appliances and quartz waterfall edge countertops. The large primary bedroom features a walk-in closet w/ built-in cabinetry, and a spa-like en-suite w/ free standing tub. The lower level has 2 spacious bedrooms, a 4-piece bathroom, a laundry room and office space. The rooftop patio has panoramic ocean views of Brentwood Bay and offers plenty of space to entertain. Additional highlights include a heat pump, gas fireplace, oversized windows, landscaped yard w/ irrigation and double car garage. This is an incredible property located minutes from Butchart Gardens, Brentwood Bay Resort and everything the Saanich Peninsula has to offer.



Property Floorplan

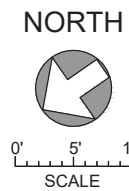
First Floor 1,228 sq. ft.
Second Floor 1,533 sq. ft.

TOTAL AREA 2,761 sq. ft.

Garage 480 sq. ft.
Deck/Patio 718 sq. ft.
Rooftop Patio 521 sq. ft.



FIRST FLOOR
1228 SQ. FT.
9' CEILING HEIGHT



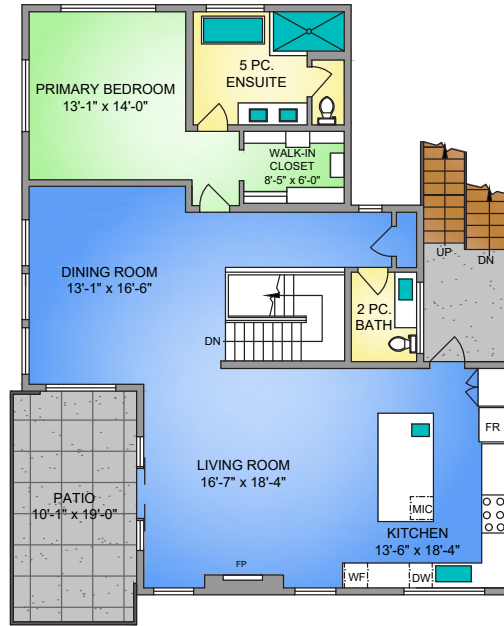


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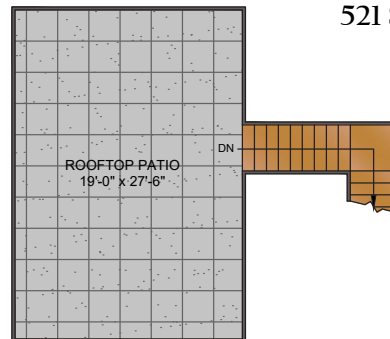
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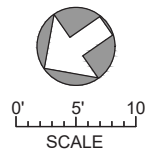


SECOND FLOOR
1533 SQ. FT.
 9' CEILING HEIGHT



ROOFTOP
521 SQ. FT.

NORTH





Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

MASTER BEDROOM
& ENSUITE





Property Photos

EXTERIOR





Features & Finishes

QUALITY WITHOUT COMPROMISE

EXTERIOR DESIGN

- Built by White Wolf Homes
- 2,761 Finished sqft
- 4 bedrooms
- 3 bathrooms
- 8,602 sqft lot
- Double car garage
- Hardi-plank siding
- Black vinyl double glazed windows
- Custom fabricated at Karmanah Woodworks front door

INTERIOR DESIGN

- Open concept main level w/ vaulted ceilings
- Gas fireplace with tile surround
- Discrete recessed pot lights throughout
- Wide plank Vintage Oak “Copenhagen” hardwood flooring throughout
- Custom mudroom bench w/ wall detail
- 8’ Solid core interior doors throughout
- Oversized Plygem “vista” series windows throughout
- French patio doors
- Seamless glass patio railings
- Valor L1 Fireplace (1500KN)

GOURMET KITCHEN

- Wood style upper cabinetry w/ dark grey covers
- Soft close cabinets
- Matte Quartz countertops
- Oversized island w/ quartz waterfall edge siding
- Second prep sink in island
- Stacked tile backsplash
- Blanco matte grey undermount sink
- Recessed under-cabinet task lighting
- Gourmet stainless steel Bosch premium appliances including:
 - ☑ *36” Counter-Depth 3-Door Refrigerator*
 - ☑ *36” Industrial Style Gas Range*
 - ☑ *36” Under-Cabinet Wall Hood*
 - ☑ *24” Scoop Handle Dishwasher*
 - ☑ *24” Emmental French Door Beverage Center*



Features & Finishes

QUALITY WITHOUT COMPROMISE

SPA-INSPIRED BATHROOMS

- Frameless glass en-suite shower with tile detail
- Rain shower head with detached shower wand
- Wood floating style cabinetry millwork w/ soft close doors
- Under-mount motion sensor lighting
- Quartz vanity countertops
- Built-in black faucets with double sinks
- Oversized grey heated tile flooring
- Built-in oversized white soaker tub
- Water-efficient comfort height toilet with soft-close seat
- Walk in closet w/ custom built-in drawers and shelving

LANDSCAPING & YARD

- Concrete driveway
- 6 ft. solid cedar side fencing
- Front, side and rear lawn
- Multilevel boulder walls with feature garden beds
- Underground irrigation system

ADDITIONAL CONVENIENCE

- Double sliding french patio doors
- Built-in speaker system
- 3 ton single zone heat pump
- Natural gas hot water on demand
- Heated crawlspace
- Central vacuum rough-in
- Laundry room w/ built-in cabinetry and sink
- Outdoor gas connection for BBQ
- Outdoor water connection and electrical outlets on rooftop deck
- Screens on all opening windows
- Oversized pavers on patio and rooftop deck
- Double layer torch on roof
- Side by side washer dryer package
 - ☑ *Samsung® Smart Front Load Washer with Super Speed*
 - ☑ *Samsung® Smart Front Load Electric Dryer with Steam Sanitize+*

QUALITY CONSTRUCTION

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



Plumbing & Lighting Fixtures

Kitchen Sink

Blanco



PRECIS U 1 $\frac{3}{4}$

COLOR: **Concrete Grey**

Exki Diver



KITCHEN FAUCET WITH PVC
PULLOUT SPRAY -

FINISH: **Black/Chrome**

Blanco



PRECIS U BAR
SILGRANIT
COLOR: **Concrete Grey**

TRINSIC®



Single Handle Pull-Down Bar /
Prep Faucet



Plumbing Fixtures

Master Ensuite

Kalia MOROKA



TD2 AQUATONIK T/P with Diverter Shower System with Wall Arm

FINISH: **Black Matte**

Kalia MOROKA



BF1914
Wall-Mount Lavatory Faucet with Push Drain

FINISH: **Black Matte**

Kalia MOROKA



BF1934
Floormount tub filler with handshower

FINISH: **Black Matte**

TRINSIC®



Single Handle Pull-Down Bar / Prep Faucet



Plumbing Fixtures

Kuzco Lighting



SAMPSON
401207-LED PENDANTS

LOCATION: **Kitchen Pendants X2**

Kuzco Lighting



MAVIS
EW4405

LOCATION: **Exterior Wall Sconces**

Kuzco Lighting



BENGAL
WS39210

LOCATION: **Interior Wall Sconces**

Kuzco Lighting



Over-vanity Lights
VEGA
VL10337-BK

LOCATION: **Ensuite & Main Bath**

MATTEO®



C64749MBAG

LOCATION: **Dining Room**

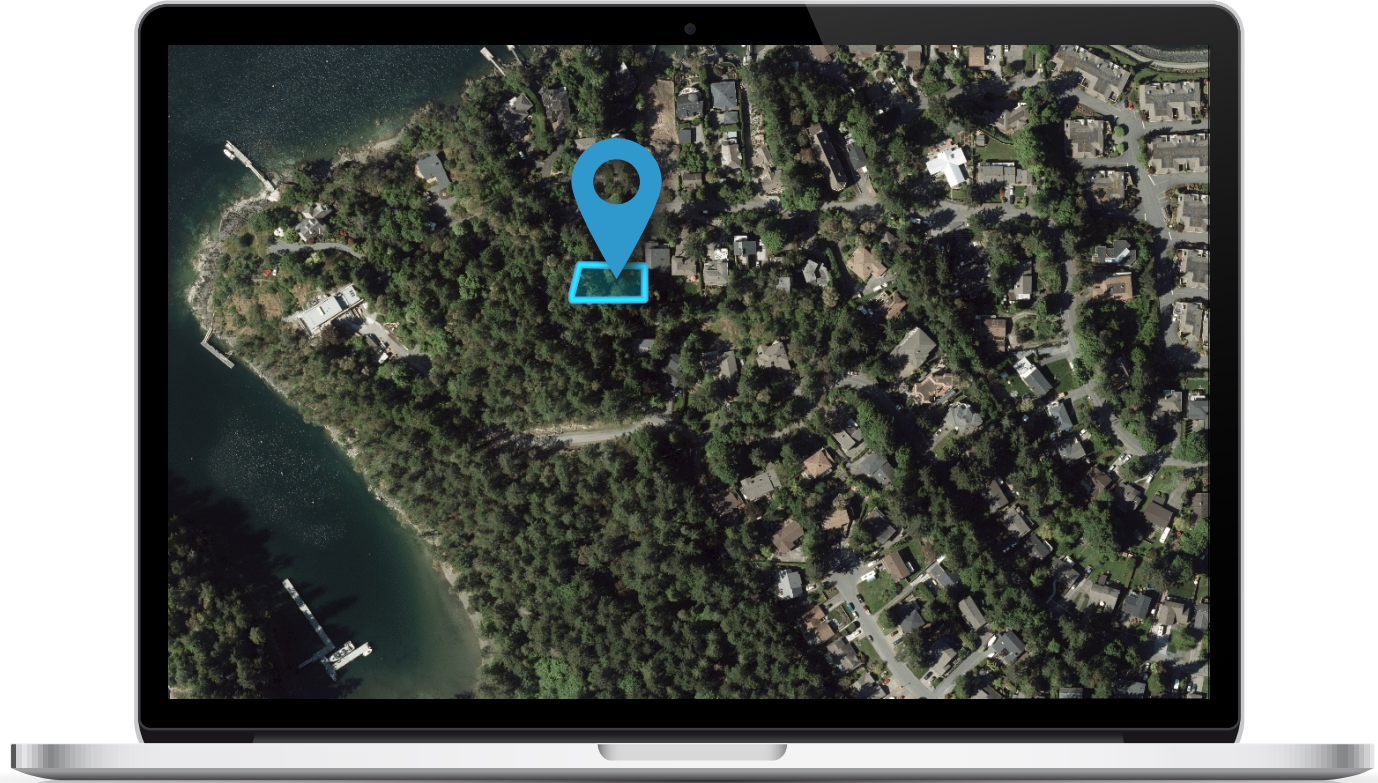


Lighting Fixtures



Location

(GIS) MAPPING







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