

WORLD CLASS WATERFRONT ESTATE

2121 BREW BAY ROAD

HISTORY OF THE HOME

In the year 2000 the original home was stripped down to the frame, studs and floor joists. The roof structure was totally redone and replaced at that time.

The entire rebuild was completed in 2001.

This home was built by reputable local contractor Brian Henderson; Henderson Contracting.

Loewen windows consisting of Douglas Fir interior frames with weather resistant baked enamel exterior cladding.

SITE AND LOCATION

Located 20 minutes South of Powell River and 15 minutes from Saltery Bay ferry terminal.

Located in Brew Bay and near Donkersley Beach a prime and upper scale waterfront neighborhood.

The neighborhood is well established with long term owners.

Lot is 2.8 acres in size with approx. 292 feet of frontage.

Land is gentle sloping and fully landscaped right down to the water's edge.

Many well developed pathways lead down to the ocean and throughout the property.

Mature Landscaping, a multitude of trees and gardens highlighted by a courtyard.

Expansive westerly exposure, out look and protection from the prevailing south east and south west winds.

THE HOME

TOTAL SQUARE FOOTAGE – 4900 sq. feet on 3 floors.

The home is level entry in design and has entrances from the carport area, the front door as well as access from the door off the master bedroom to the front courtyard. The front door opens to a large ante room which leads through beautiful custom made maple pocket doors to a grand and elegant entrance way.

MOULDING, DOORS AND FLOORS.

All trims & staircases are custom made by Ted Plaviak.

All staircases are hardwood (maple) and all flooring throughout the home is either solid hardwood (maple) or chrystalline slate.

All doors are custom doors also made by Ted Plaviak and are throughout the entire home.

All interior doors are solid core fir and highlighted specialty entrance doors are solid core maple.

.Bathroom cabinets are made by Country Woodworks.

The theme of the cabinets, flooring, trim, staircases and doors are carried out through the entire home and create a beautiful sense of flow, continuity, elegance and quality.

MAIN FLOOR

The main floor is 2490 sq. feet with a floor plan that accommodates the **master wing** which consists of a master bedroom, second bedroom and master bath all of which are sound proofed.

The master bath is spacious and has an open style shower, with modern claw foot tub, double sinks and demand hot water. It is spacious and luxurious and also takes in the ocean view.

The master bedroom has a large walk-in closet and looks out towards the park-like gardens. Directly outside the master bedroom is access to the outside courtyard.

The second bedroom is oriented to the stunning ocean view and also has a walk-in closet.

KITCHEN

Large custom kitchen made by Country Woodworks.

Large solid maple centre island with eating bar and sink.

Architecturally detailed ceiling with direct and indirect lighting.

Built in specialty cabinets and large pantry.

Granite counter tops.

Large sunny eating nook.

Depressed window sink in front of kitchen sink allows for an unobstructed view to the ocean.

Bosch appliances.

UPPER FLOOR

Floor plan consists large office, 2 bedrooms, one 4 piece bath and large sitting area.

There is an additional large storage room off the office area that would be suitable for an in home theatre space.

Fabulous ocean views, garden views and natural light highlight the upper floor.

LOWER FLOOR

1019 square feet

Daylight walk out basement oriented to ocean side and leading out to beautiful tiled patio

Bright with natural light.

Could be easily suited for self contained suite.

TECHNICAL INFRASTRUCTURE

Heat Recovery Ventilation System

Pre heat hot water tank

Combination Electric/Wood Forced Air heating system.

Built In Vacuum
Radio Controlled Lighting System
Sound System
Emergency Power Generation system with 5kw generator and isolation panel
Underground Electrical Service to all home on the property.
200 Amps.
All electrical work done by Westwind Electric.
LAN computer system connecting most parts of the home.
Alarm system interconnected to radio controlled lighting (when the alarm goes all the lights in the house strobe)

WATER

Brew Bay Water System
3 connections.
2010 - \$350 per home per year (\$1050)
2011 -\$375 per home per year (\$1125)

SEPTIC

4 septic systems.
2 for main home.
1 for each rental.

RENTAL HOMES

Panabode Home

\$475 per month
512 sq. feet
Bedroom 13'6 x 9
Kitchen 10 x 9'9
Living Room 15'9 x 12

Cabin

Initially rented at \$650 per month
Rent is currently \$450 per month as the tenant helps out with some chores and yard work.
1004 sq. feet
Kitchen 6'9 x 6'
Living Room 15'8 x 21.4
Bedroom 12 x 15'4
Bedroom 11'4 x 7'
Bathroom 4 piece
Laundry 10'6 x 7'

OUTBUILDINGS

SHOP

Age 2001

Concrete foundation

Steel Roof

Single Garage Door Access- Could be additional covered parking for a vehicle.

Water/Sink

Small hot water tank.

Insulated R-40 Ceiling and R-20 walls

Wired 220

SHED

18'3 x 18'3

GARDENS AND NATURE

Raised garden beds

Blueberry Patch

Fruit Trees – several apple, pear and plum

Nut Trees- hazelnut and walnut.

Multitude array of perennials and shrubs.

Many trees planted throughout the property from 10 year old Douglas Firs, to colorful Japanese maples, oak and maple trees and more.

Both sides of the property are flanked by eagle's nests and daily the eagles put on a show right out front flying back in forth in front of the home.

Blue herons roost out front.

Near by in the neighborhood a few doors down on each side are two salmon streams.