



NATURE-INSPIRED MODERNISM



A spellbinding modern design comes to life in this stunning oceanfront masterwork envisioned by renowned architects Lundberg Design. From the private tree lined driveway, the simple stylish entry courtyard introduces the stunning interiors that reflect the theme of nature inspired modernism. Sculpted in sleek forms of pine, steel and glass the 4,400 sq. ft. residence establishes a sense of calm composure with the interplay of space and light with airy walls blurring the lines of indoor and outdoor space. Curated with fine finishes throughout including a chic linear fireplace, spa-influenced bathrooms, an epicureans kitchen and gallery-like walls with spaces for artwork display. A tiger wood cantilevered terrace basks in the scenic views providing a sensational outdoor gathering space. Just steps to beach, this unique custom property truly offers everything imaginable.

Offered at \$3,300,000

henri procter*

*personal real estate corporation
www.realtysaltspringisland.com

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ADDRESS: 434 Baker Road

MLS#: 391501

PID: 009-555-781

LEGAL: Plan VIP46155, Lot 5, Sec 6, Rge 1W, LD 16, NSSI

PRICE: \$3,300,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2017: \$12,503

PHONE: 250.537.1201

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S. COMM: 1.5%

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LOT SIZE: 5.43 acres

AREA (finished): 4,400 sq. ft.

AGE: 2012

WATER: Community

EXTERIOR: Metal

ZONING: R

WASTE: Septic

HEAT: Electric, In floor Radiant

ROOF: Metal

LEVELS: 3

BEDROOMS: 4+

BATHROOMS: 5

MAIN LEVEL: 1,424 sq. ft.

ENTRY: 8 x 7

WET BAR: 6 x 5

MUD ROOM: 9 x 7

LIVING ROOM: 27 x 15

KITCHEN: 16 x 13

CLOAK ROOM: 6 x 7

DINING: 16 x 15

PANTRY: 10 x 6

BATHROOM: 2 pce

UPPER LEVEL: 1,488 sq. ft.

MAIN BEDROM: 19 x 12

STUDIO/HOBBY: 20 x 10

LAUNDRY: 9 x 7

ENSUITE: 4 pce.

GUEST SUITE: 19 x 10

WALK-IN CLOSET: 15 x 7

ENSUITE: 4 pce.

LOWER LEVEL: 1,488 sq. ft.

BEDROOM: 10 x 19

BEDROOM/OFFICE: 20 x 10

MECHANICAL ROOM: 13 x 7

ENSUITE: 3 pce.

WALK IN CLOSET: 5 x 9

COLD STORAGE/WINE ROOM: 13 x 7

MEDIA ROOM: 18 x 10

BATHROOM: 3 pce.

GARAGE: 716 sq ft. 27 x 24

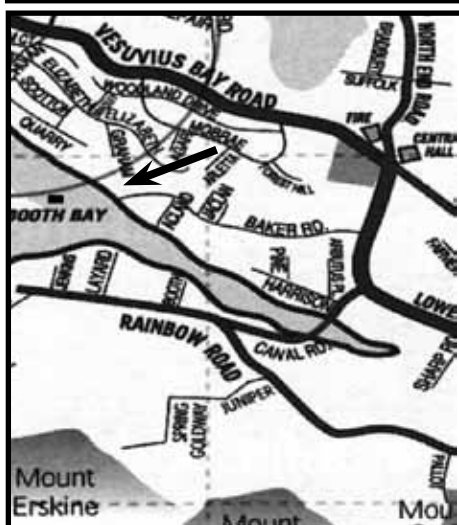
WORKSHOP: 26 x 23

IRRIGATION CONTROLS & TOOLS: 4 x 8

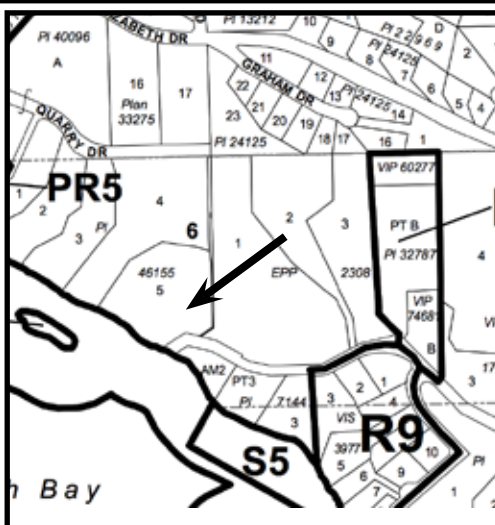
MEZZANINE STORAGE: 27 x 6

BATHROOM: 2 pce

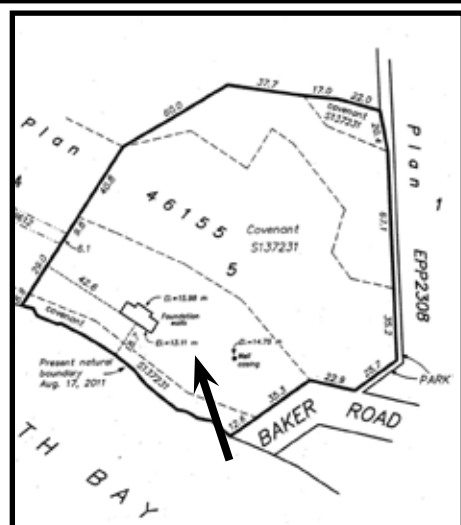
POTTING SHED: 4 x 8



AREA MAP



NEIGHBOURHOOD MAP



PLOT PLAN

*The above information is from sources believed to be reliable but should not be relied upon without verification. MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.

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Some of the additional features of this home:

- all floors in house, garage & workshop are 4" poured concrete reinforced with rebar, hand-trowelled. Concreted sealed with commercial grade sealant (used in airports)
- heating in house, garage & workshop is under floor radiant heat (water heated with electricity)
- security system in house
- all doors commercial, industrial steel grade and fire rated, polished with hard car wax
- deck off living room is cantilevered, made of sustainably grown "tiger wood" from South America
- Italian designed, German built wood burning fireplace, sold in USA as Shaker Stove by Wittus, won prestigious German Red Dot Award in 2006
- Walls local BC pine, door trim clear Douglas Fir, no joints or sealers
- floating walls, 1" gap at ceiling and floor, no trim
- black granite kitchen & bathroom countertops
- kitchen raised counter is one piece walnut slab
- Kitchen appliances include: stand-alone Viking 6 burner gas stove/oven, built in Viking electric oven, built in microwave, built in German Swiss Leibherr refrigerator, built in Miele dishwasher
- kitchen, pantry & bar have floating steel shelving
- bar includes Sub-Zero under counter fridge/freezer
- cold room for storing wine and garden produce
- outdoor kitchen roughed-in, next to enclosed garden bed
- outdoor enclosed garden has cedar raised beds lined with waterproof membrane; drip irrigation installed
- workshop can be converted to living space has plumbing rough-ins
- 2 outside light fixtures, custom made from salvaged ferry buoys
- garage has mezzanine storage and mechanical room under stairs
- garden shed has potting room and irrigation control/tool room
- major custom furniture pieces included with house

