

131 Beach Drive - Features and Finishes

Designed by Ryan Hoyt with the brief to create an upscale, modern cottage style home that would fit seamlessly in the character neighborhood of South Oak Bay. Featuring over height interior doors, vaulted ceilings, old growth fir beams, reclaimed wood features, striking black and dark grey accents, greyed white oak flooring, white cabinetry and unique lighting fixtures. Steve Smith, of SC Smith Building Company, elevated the build to a superior standard with his attention to detail and quality in every aspect.

Following is a list of just a few of the build features, noting decisions and selections where made to ensure the products and workmanship would endure the test of time both in quality and design:

- Roxul soundproof insulation in interior walls and ceilings for sound proofing around washrooms, master bedroom, media room, basement
- Wood box framing for all windows to create the clean, modern “drywall return” effect
- Plywood backing behind drywall in areas of wall hanging fixtures/mirrors/shelves
- Solid core interior doors (main and upper levels - 8', basement - 7')
- Double doors for all closets
- Closet organizers in all closets
- Stunning top end Euroline Tilt and Turn windows throughout entire home
- Cambria quartz countertops throughout the home (all bathrooms, kitchen, bar & desk areas)
- Suite of gourmet Jenn-Air appliances including 6 burner gas cooktop, built-in wall oven and microwave, built-in French door refrigerator and dishwasher with full cabinet overlay
- Solid wood cabinetry with soft close featuring prefinished birch plywood box and half lap drawer construction
- 7" wide plank, white oak engineered floors - main, wool blend carpet – up, LVF – basement
- Whole house water filtration system
- On demand hot water with holding tank
- Gas boiler, in floor radiant heat poured in concrete (main and upper floors)
- Individual plank wood tongue in groove installed in great room and stairwell ceiling vaults
- Firebreak drywall in basement's ceiling and interior walls
- Complete home theatre video and sound system with fibre optic wire, ceiling speakers, Control4, CAT5
- Mitred corner technique for authentic installation of exterior hardiplank siding and shingles
- Rain water sump pumps inside and outside for peace of mind in event of high water table
- Double car garage, garbage/recycling containment, garden shed, fully fenced yard, landscape lighting and irrigation

Disclaimer: All information provided by the homeowner to the best of their knowledge and not to be relied upon without independent verification by the Buyer.

Contractor, Design and Built-ins

CARE award winning SC Smith Building Company <http://www.scsmithbuilding.com/>

CARE award finalist Ryan Hoyt, Ryan Hoyt Designs

<https://www.ryanhoytdesigns.com/>

CARE award winning Thomas Philips Woodworking

<http://thomasphilipswoodworking.com/>

Materials and Trades

Euroline Windows Inc. 4600-Series GoldenLine Tilt & Turn <http://www.euroline-windows.com/products/product-types/windows/>

Grohovac Installations – all pre-wire and installation Media Room, Multi-Room Audio, Control4, Network, CAT5
<http://grohovac.com/about/>

Island Window Coverings – custom draperies and hardware throughout the home

<https://islandwindowcoverings.com/products/drapery-hardware/>



Plumbing

TOTO Vespin II skirted toilets featuring CeFiONtect™ ceramic glaze bowl, TOTO's Tornado Flush™, E-Max® 1.28 GPF flushing system, WaterSense®, CALGreen, and CEC compliant

TOTO rectangular undermount sinks featuring CeFiONtect™ ceramic glaze

TOTO's CeFiONtect™ ceramic glaze - to prevent debris and mold from sticking to ceramic surfaces, leading to fewer chemicals and less water in cleaning

Hansgrohe Talis series throughout home (except laundry)

High quality acrylic tubs (ensuite deep soaker & up bath) and one piece tub/shower surround (basement)

Cabinet and Door Hardware

Solid metal hinges, pulls, knobs, bathroom accessories by TOTO, Emtek and others

Victoria Specialty Hardware

<http://vshl.ca/>

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What I LOVE about my HOME at 131 Beach Drive

- I love that my home exudes quality, uniqueness and casual elegance - it is one of a kind and offers everything we need and nothing we don't! Here are but a few of my favourites.
- The thoughtful floorplan offers separate spaces for office, den, media, recreation, nanny/in-laws/guests - essentially suiting every eventuality from growing family to retirees.
- Every window has a vista to nature with landscape, greenery and/or sky being seen from every vantage. Designed to maximize the amount of glass on every exposure, the high end Euroline™ Tilt n'Turn windows open wide to bring the outside in (casement turn style), or tilt to securely vent for fresh air circulation.
- The home's elevation and window placement is such that there is no requirement to pull curtains or blinds for privacy and the skylights are perfectly situated on the south roofline to capture light all day.
- Calming, open, modern and fresh – the rustic elements of old growth fir and recycled wood with the high ceilings, modern clean lines of the window framing, custom draperies throughout and monochromatic colour scheme creates such a wonderful ambiance. The consistency of the materials, fixtures and colours contribute to the effortless flow from room to room and offers a neutral backdrop to showcase any individual's style.
- Being in the Great Room with the wall of windows showcasing the old growth fir tree, rock and greenery is a favourite pastime. The oversized fireplace, 100 year old beams, vaulted windows and hurricane lights create a one of a kind space. At the same time cozy for solitary time and conducive to large gatherings where everyone is a part of the action – whether in the conversation area by the fireplace, at the dining table for a meal or game of backgammon or a visit with the chef at the 8.5 foot island. One can truly create an indoor-outdoor feel of the great room by opening up the huge double doors to the ground level patio and access to the firepit patio for gatherings of any size.
- The light fixtures throughout the home are dramatic and unique – providing many options for creating mood and highlighting art.
- Overheight 8 foot interior doors with glass and black door knobs and hardware once again set the home apart as unique.
- All interior cabinetry showcases the talent of the multiple CARE award winning team at Thomas Phillips Woodworking.
- Concrete floors and in-floor radiant heat make the home feel remarkably grounded, solid and comfortable no matter what the weather outside. With no blowing air, there is virtually no dust and the radiant heat provides consistent, clean air ambient temperature without hot or cold spots.

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- Whole home water filtration provides healthy, filtered, chlorine free water to every tap, shower and bathtub in the house.
- Control4 in-home automation allows for background music controllable on your smartphone, media sound surround as well as the ability to install remote access to lighting and security if one wishes. Future proofed for CAT5 optics.
- The media room with the double opening balcony doors and garden view, built-in desk and wet bar is the perfect spot to enjoy solitary or family time day or night.
- There are ample closets with organizers, closed cabinetry, open shelving, built-ins and storage space throughout the house as well as high shelving built-in to maximize storage in the double garage.
- A separate garden shed and outside garbage and recycling containment area allows for organization ensuring everything can have it's place.
- Lastly, the South Oak Bay location is perfect with virtually everything within a couple blocks - access to the beach at McNeill Bay, long walks along the ocean, the views atop Walbran Park, the playground and field at Victoria and Lafayette, private and public schools and local cafes (DemiTasse and D'lish) are all easy walking. A minute's drive or 15 minute walk will find you at the many shops in Oak Bay Village, Fairfield Plaza or the renowned Royal Victoria Golf Course.



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