

# OAKVIEW

*Lot Size: 90' x 140' (rear balcony and deck overlooks #10 fairway)*

**RESIDENCE SIZE: 2050 square feet in total (upper & lower)**

## **DESCRIPTION:**

- ❖ *Foundation is 48" high preserved wood on concrete footing (Styrofoam frost apron)*
- ❖ *Engineered wood "I-Joist" floor system*
- ❖ *2x6 walls c/w R20 insulation*
- ❖ *R50 ceiling insulation*
- ❖ *35 year laminated shingles*
- ❖ *KWP prefinished engineered wood siding and trim*
- ❖ *Triple pane PVC windows*
- ❖ *Stonework on front*
- ❖ *Front and rear deck brown pressure treated*
- ❖ *Propane fireplace (18000 BTU)*
- ❖ *Raised panel alder kitchen cabinets*
- ❖ *Walk-in pantry in kitchen*
- ❖ *Whirlpool in ensuite (plus sit down shower)*
- ❖ *Large master bedroom with walk-in closet; private balcony*
- ❖ *Loft seating area overlooking living room*
- ❖ *Laminate tile in kitchen-dining-entry; laminate wood in living room; carpet in bedrooms*
- ❖ *All mechanical service (electric furnace, HRV, hot water tank, etc.)*
- ❖ *Holding tank and water well*