

Spectacular Sunny Ocean View!



3707 Signal Hill Road



Spectacular Ocean View Setting on Sunny Signal Hill. Welcome to Arbutus House (by Pender's Famed designer, Everest Lapp) Approx. 3000 sqft of luxury living starting with a welcoming spacious entry, open plan kitchen, living, and dining area, 4BR, 3 BA, office, family room & even a self-contained guest area on lower level! Features inc. fir floors with ceramic tile entry, Loewen wood windows throughout, HRV system, Spanish style Decra Bond roofing, wooden ramps for the mobility challenged, high efficiency built in wood stove in lower with ducting to heat upper area too. Delightful sun decks off both levels with the upper deck faced with porcelain tiles over Ditra membrane & a hot tub on lower deck with access via an Italian designed spiral staircase. Enjoy the level landscaped double lot with fruit trees & numerous plantings that all gardeners will love! No detail has been overlooked & the home is move in ready with most of the fine furnishings for sale too. A Must See!

Property Details



3707 Signal Hill Road



Year Built (est):
1984

Lot Acres: 0.55

Bedrooms: 4

Bathrooms: 3

Fin SqFt: 2,938

Unfin SqFt: 350

Bsmt: Finished

Bsmt Height: 8 ft

Water: Municipal

Waste: Sewer

Foundation:
Concrete Poured

Roof: Decra Bond

Ext Fin: Wood

Fuel: Wood, Electric

Heat: Wood Stove,
Forced Air

FP Location:
Family Room

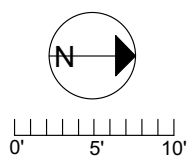
Lot Features:

- Ocean Views
- South Facing
- Guest Accom.
- Fully Fenced
- Gently Sloping

3707 SIGNAL HILL ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1641	0	1641
LOWER	1297	0	1297
TOTAL	2938	0	2938
GARAGE	0	273	273
SHED	0	76	76
DECKS	0	466	466
PATIO	0	316	316
PORCH	0	91	91



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Arbutus House



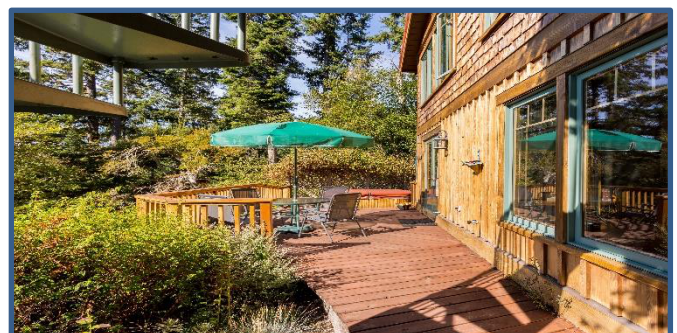
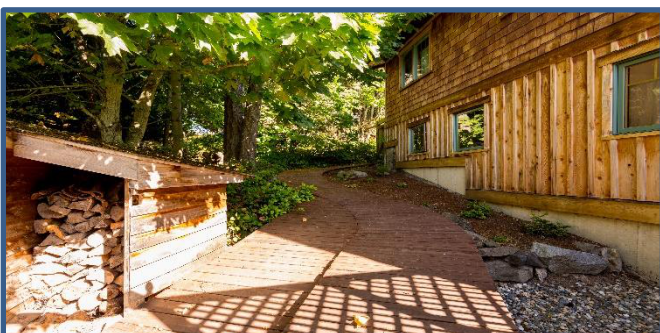
3707 Signal Hill Rd, Pender Island

The house was originally built in 1984.

Between 2002 and 2004, the house was completely rebuilt. The outside frame, the roof and the concrete base slab were essentially unchanged. The interior was gutted and the floor plan on both floors completely changed. New interior walls, 28 new windows, a new entrance hall, new stairs, and new floors were added. The house was rewired and re-plumbed throughout, and a new heating system, a heat recovery and ventilation system, and a high efficiency wood burning air tight built-in stove were incorporated.

The Pender designer, Everest MacDonald (now Lapp), chose a west coast arts and crafts style for the renovation. Elements of the style can be found in the collar and tie treatment of the roof gables, the design of the window muntin bars and the treatment of the window and door surrounds outside.

The house was designed to be wheel chair accessible. The upper floor is accessed through the north door; the entry doors to the main bedroom and bathroom are wider than normal. The basin in the main bathroom is designed to allow a wheelchair to be brought up to it. We also have available several fittings for those with mobility difficulties that can be installed should the need arise. The lower floor is accessed by the ramp through the garden and through either of the south facing doors via removable ramps.



The windows throughout the house are made by Leowen of Manitoba to meet a very high thermal efficiency. They are of Douglas fir, faced on the outside with an aluminium extrusion

with a baked-on enamel finish for low maintenance (no repainting needed). The roof is tiled with Spanish style Decra Bond panels made of galvanized steel faced with five layers of finish to give a very long-life roof.

The house has a high level of insulation throughout. The HRV system (Heat Recovery and Ventilation) is designed to ensure fresh air is constantly available despite the air tightness of the house by pulling air out of all spaces with high humidity- i.e. all the bathrooms and the kitchen. Fresh air is constantly pulled into all the living spaces. To reduce heat losses, a heat exchanger in the system removes heat from the out-going air and transmits it to the fresh air being drawn in.

The house is on the island's municipal water supply. All the water entering the house can be filtered through a carbon filter if required.

The house is also on the municipal sewer.

Piping has been included in the roof should solar heating of the hot water supply be considered at some time in the future.

The main floors on the upper level are Douglas Fir.

The bath in the main bathroom is fitted with an aeration system.

The lower floor has been designed to be a multi-purpose space. The living area and the main downstairs bedroom are joined by double doors to provide a continuous space if needed. A number of electrical outlets are supplied on the north wall for equipment, and the ceiling is acoustically separated from the ceiling joists to minimize noise transmission to the upper floor.

The built-in stove on the lower floor is a high efficiency wood stove with a catalytic converter to reduce harmful emissions. It is designed to provide an alternate method of heating the house in the event of a power cut on the island (a not uncommon occurrence). It is designed to heat the upper floor as well via a duct.



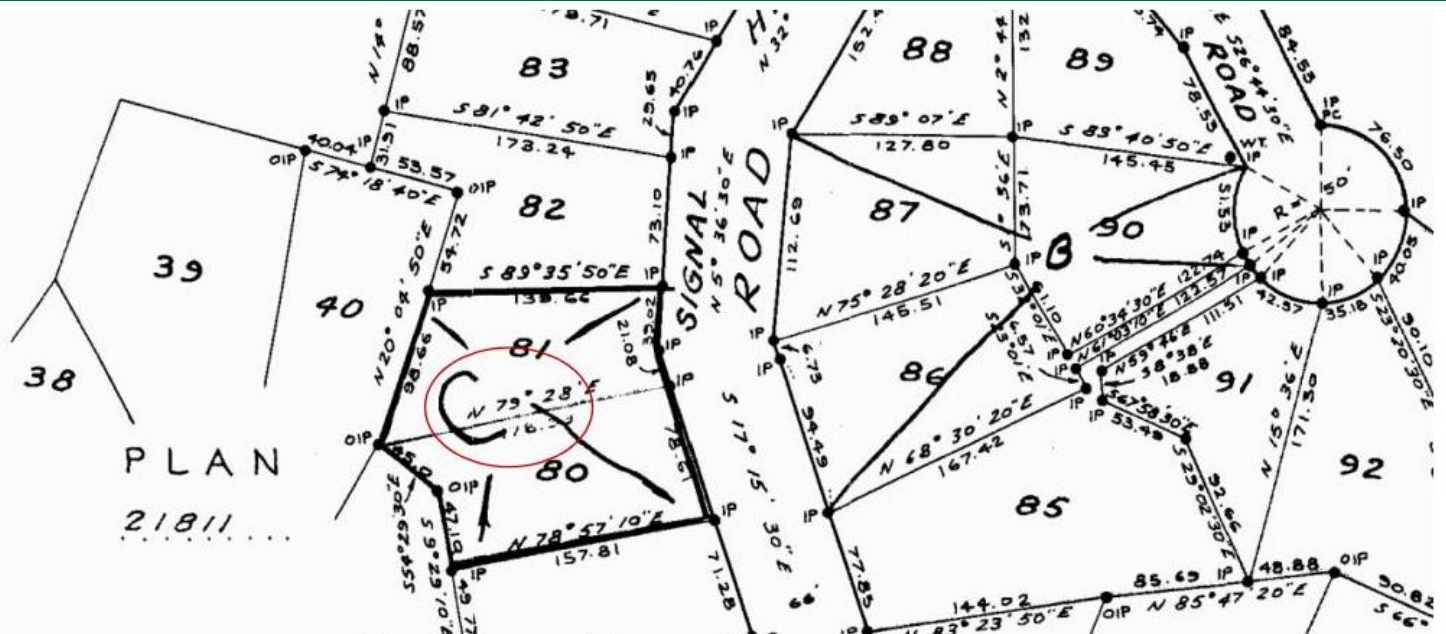
The lower floor is separated from the concrete base slab by joists. The space under the floor is insulated and ventilated.

The upper deck is faced with porcelain tiles laid on a waterproof, fracture resistant membrane called Ditra made by Schluter. Those who watch "Holmes on Homes" will be familiar with it.

Rain falling on the roofs on the south side of the house is collected in a 1400-gallon tank (approx.) beneath the deck by the hot tub. It can be used to water the garden when there are municipal water restrictions during midsummer via a tap on the garden wall.

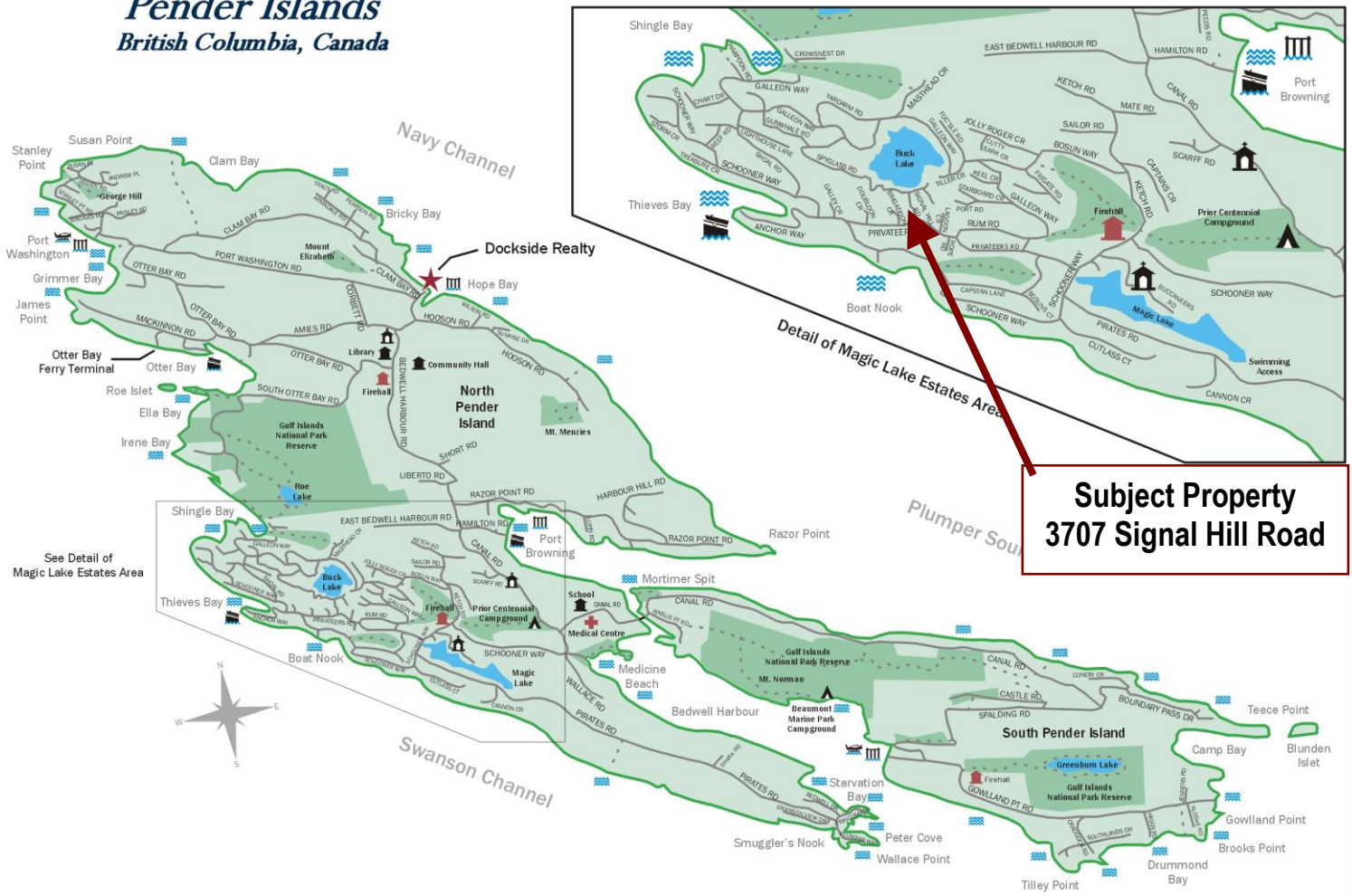


Plot Plan and Aerial View



Pender Islands Map

Pender Islands British Columbia, Canada



**Subject Property
3707 Signal Hill Road**

- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

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