

# Deep Cove Executive!



825 Clayton Road



Enjoy country living at its best in this tranquil, 3400 sqft 4BR, 4BA executive home nestled in the quiet surroundings of Deep Cove. From the moment you enter the private gates to this secluded 1/2 acre flat, sunny, and fenced property, you will be mesmerized by its natural beauty and privacy. This stunning home exudes country elegance inside and out, featuring updated gourmet kitchen with granite counter tops and exposed wood beams, additional Butler kitchen, several indoor entertaining options with the large formal dining room, elegant living room with wood burning fireplace, main floor master BR with private patio, or B&B/Nanny suite?? Upstairs you will find another master suite with fireplace, ensuite and private deck, 2 additional BR, library and reading room. Outside this bright and sunny south-facing property, are additional outdoor entertainment spaces including a chic covered "Al Fresco style" dining area, large patio, garden areas and a 226 sq ft outbuilding with electrical. Completing this amazing property is a large double car garage with RV parking.



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# Property Details



825 Clayton Road



**Year Built:** 1985

**Bedrooms:** 3+

**Bathrooms:** 4

**Lot Acres:** 0.5

**Fin SqFt:** 3,378

**Unfin SqFt:** 0

**Bsmt:** Crawl space

**Bsmt Height:** 3-4

**Water:** City

**Waste:** Septic

**Foundation:**

Concrete Poured

**Roof:** Fiberglass

**Ext Fin:** Wood,  
Brick

**Fuel:** Electric

**Heat:** Heat pump,  
baseboard

**FP Location:** Living  
Room & MB upstairs

**Lot Features:**

- Very Private
- Bordering Parkland
- Landscaped
- Level
- Southern exposure



# Seller's Comments



825 Clayton Road



*Since moving here in 2004, we have enjoyed the peaceful, quiet surroundings of the Deep Cove area. Within minutes of our home, we can kayak, swim, walk and cycle for miles. With access to farmers' roadside stalls, the Saturday Farmers' Market and the Deep Cove Country Store, we enjoy year-round local produce. And, within ten minutes, we can be in the bustling seaside town of Sidney, with its shops, restaurants, local cinema, library and popular Summer Thursday markets.*

*We will be sad to say goodbye to our Deep Cove home but are looking forward to downsizing and enjoying retirement here and abroad.*



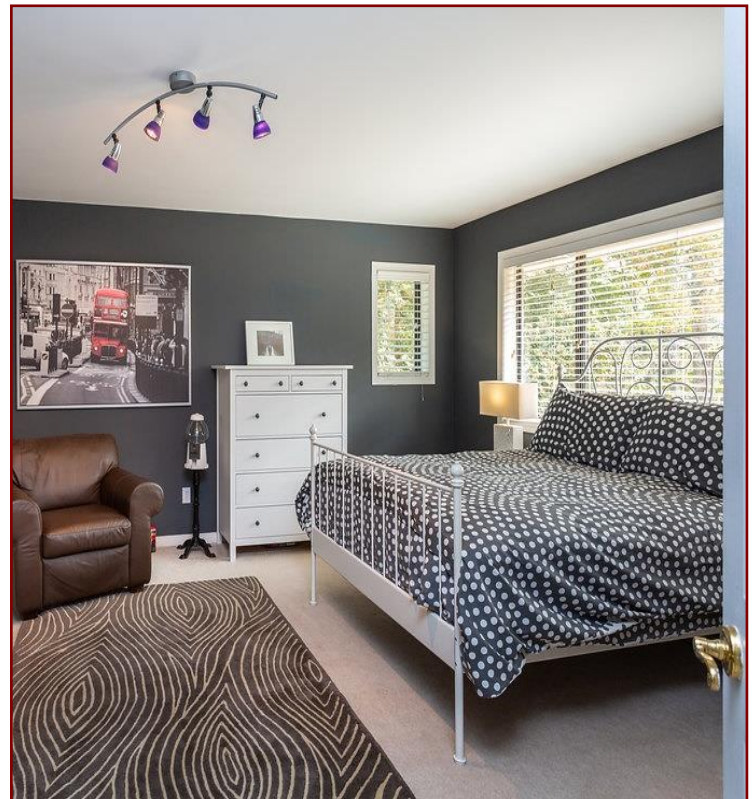
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# Special Features

- Enjoy country living at its best in this tranquil, private executive home.
- Private, secluded 1/2 acre, flat, fenced and gated property, situated on quiet, no-through road
- Next door to Denham Til Park, offering trails, additional green space and privacy.
- Updated, gourmet kitchen featuring granite counter tops, stainless steel appliances, island, and vaulted ceiling with exposed beams.
- South-facing backyard/southern exposure and a deck for relaxing and birdwatching.
- Enjoy a nanny suite or main-floor master bedroom with patio doors, private deck and butler's kitchen
- Perfectly set up for a B & B
- Spacious floor plan offers room for entertaining and family living – inside and out – including 'al fresco' dining in the covered outdoor dining area.
- Upstairs master bedroom features stone fireplace, ensuite and private balcony.
- Within walking distance of Deep Cove Winery, Chalet restaurant, hiking trails and beaches.
- Choose from a number of swimming and kayaking beaches minutes away (including the bottom of Tatlow, Cromar and Norris Roads), or drop anchor at the Deep Cove Marina.
- Stock up on local produce at the Deep Cove Market year-round, or Saturday Farmers' Market in summers.
- At the end of the street, is Deep Cove Elementary (French Immersion) School.
- Enjoy a ten-minute drive to the Swartz Bay Ferry Terminal, Victoria International Airport, Panorama Recreation Centre and Town of Sidney.
- Ample parking on driveway in addition to double garage – and ideal RV parking on east side of house.
- Outdoor 24 x 9 shed with electricity.



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# Fact Sheet

Original home built in 1985 (approximately: 1875 sq. ft)

Major renovations completed in 1993 to create current structure of 3,466 sq. ft. (approved blue prints available).

## **Purchased home October, 2004**

Note: When we purchased the home, it had a pellet stove in the main kitchen/den area. This was removed in 2015 – but the ‘second’ chimney flue that served the pellet stove still exists. There is a capped opening behind the large clock in the den.

In addition to ongoing maintenance, painting & decorating, we have completed the following renovations/repairs:

## **EnerGuide: City Green Solutions**

Employed City Green to complete an inspection of the energy rating of the house and receive recommendations to make it more environmentally, energy efficient.

Report results: recommended upgrade heating system and insulation to upgrade from initial rating of 111 GJ/year to 59 GJ/year

The following work was completed:

## **Heat Pump**

Island Energy Inc. March 30, 2017

- Installed Daikin Multi- Zone Heat Pump System and
- Installed 2 FTXS 12,000 BTU Wall units (living room & main kitchen)
- Note: Heat Pump System powerful enough to supply an additional wall unit to Master Bedroom

## **Electrical Work**

March -May 2017 Red Shed Electric Ltd.

- Completed new 20 AMP circuit for heat pump installation
- Installed 8 programmable thermostats for baseboard heaters Installed 2 new baseboard heaters
- Inspected/replaced outdoor shed power connection
- Inspected/installed smoke alarms

## **Insulation**

April 27, 2017 Alpine Insulation

- Upgraded in all attics (3) from R24 to R50 with blown formaldehyde-free fiberglass
- Sealed air infiltration, fan housing, cable/plumbing penetration and electrical boxes
- Blown insulation to cover plywood floor (existing batts added on top of plywood).
- Batt/weather strip hatch cover, install air chutes and add batt insulation at perimeter of all soffit area

## **Eavestrough & Gutters**

March, 2017 ACME Gutterworks

- Cleaned & Inspected entire system
- replaced all downpipes w Drainguards
- Installed new soffits, gutters & downpipe to side dormer.

## **Windows**

July 12, 2018 Capital Glass

- 2 New thermopane windows in main kitchen



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## Additional Renovations/Maintenance

### Downstairs Powder Room

Spring, 2018 North Saanich Plumbing Inc.

- Renovated: new toilet, pedestal sink, flooring, painted.

### Central Vac System roughed in

### Chimney

June 8, 2018 OKell Waterproofing Ltd.

- Chimney inspected: re-pointed granite & re-caulked sheet metal flashing

### Septic

April 3, 2018 Save-On-Septic

- Service Call to pump septic
- Installation of new septic pump and float switch

### Hot Water Tank – New

June 7, 2016 North Saanich Plumbing

### Exterior House Painted: July, 2013

### Roof Replaced

Summer, 2010 Sky-High Roofing

### Kitchen Renovations (Main kitchen)

Stone Trends 2008: New Granite tops & sink

### Outside Decks Replaced: Summer, 2010

**2017 Utility Costs** (I can make the bills available for viewing – will just have to print them off as we work with them digitally.)

**Water:** North Saanich  
Billed every 4 months

\$ 288.61 (average monthly cost: \$25)

**Hydro:** BC Hydro  
Billed every 2 months

\$1,385.65 (average monthly cost: \$115)

**Garbage Removal:** CCR

\$ 274.02 (average monthly cost: \$ 23)

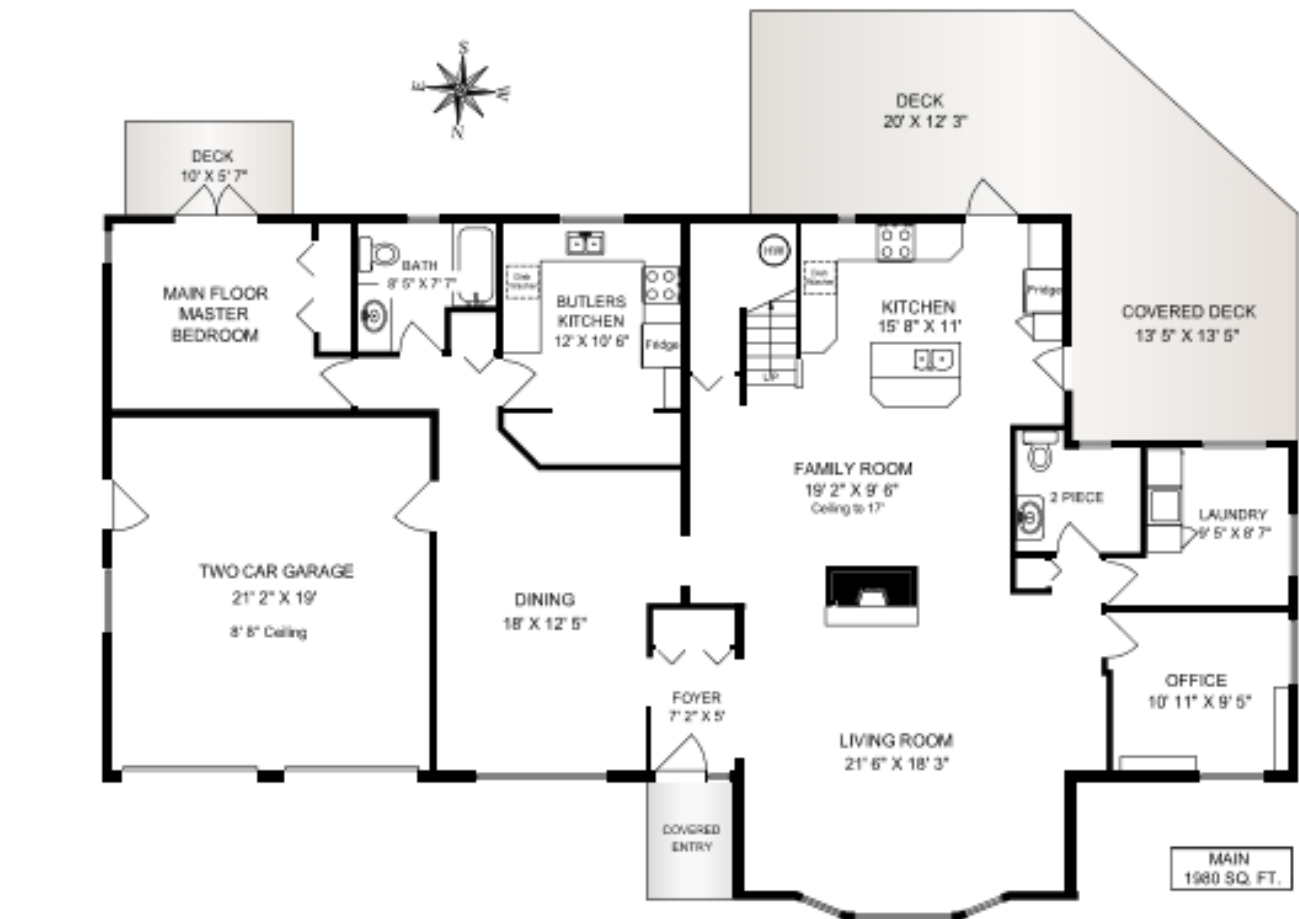


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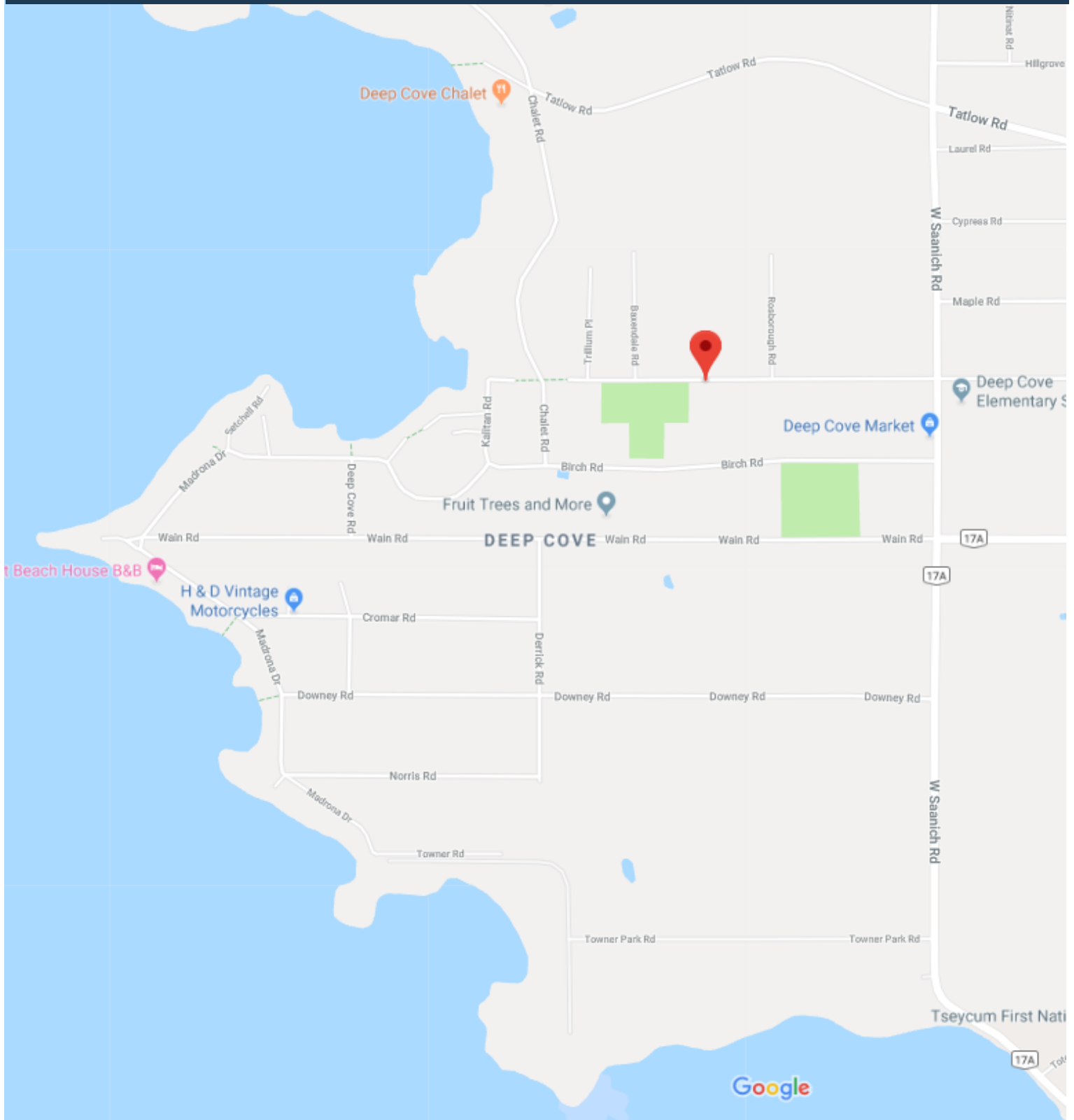
# Floor Plan



|                  | FINISH<br>SQ. FT. | UNFINISH<br>SQ. FT. | TOTAL<br>SQ. FT. |
|------------------|-------------------|---------------------|------------------|
| MAIN             | 1980              |                     | 1980             |
| UPPER            | 1398              |                     | 1398             |
| TOTAL            | 3378              |                     | 3378             |
| GARAGE           |                   | 426                 | 426              |
| DECKS            |                   | 630                 | 630              |
| SHED (not shown) |                   | 226                 | 226              |

|  |   |
|--|---|
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# Google Area Map



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*All measurements are approximate and the buyer is responsible for verifying all data provided.*



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