

# Welcome to 4335 Torquay Drive

...a unique and very special property. Originally build in approximately 1948 this lovely character home has been beautifully updated and lovingly maintained by the present owners for more than 12 years.

Nestled in the heart of Gordon Head, it is well located to schools, recreation centre, Lambrick & Tyndall Parks and the University of Victoria.

Legal Description:	Plan, 27182, Lot 17, Land District 57, Section 87
District:	Saanich East
Bedrooms:	4
Bathrooms:	3
Exterior Finish:	Stucco
Roof:	Asphalt Shingle
Heat:	Electric
Fuel:	Gas
Exterior Features:	Balcony, patio heater, fully fenced back yard, irrigation system
Driveway / Walks:	Exposed Aggregate
Schools:	Torquay Elementary *buyer to verify if important* Lambrick Park Secondary ** Gordon Head Middle School **
Year Built:	1948
Taxes (2015)	\$4,377
Appliances Included:	Range / Stove, Refrigerator/ Freezer, Dishwasher, Garburator, Washer, Dryer

---

## *Highlights of Home*

---

- ✓ 4 bedrooms
- ✓ 3 bathrooms
- ✓ Security System
- ✓ Irrigation System
- ✓ 5 fireplaces
- ✓ Double garage with workshop area
- ✓ Custom double-glazed wood windows
- ✓ Master bedroom suite with steam shower
- ✓ Multi-level sound system throughout most of the home

### **Features to Note**

#### **Main Floor**

##### Living Room:

- ✓ Green solid slab marble fireplace with cantilever hearth and custom oak mantle
- ✓ Hot water radiator heating
- ✓ Custom wood double glazed windows with blinds
- ✓ Original Fir floors
- ✓ Wired-in stereo

##### **Dining Room**

- ✓ Custom wood double glazed wood windows with blinds
- ✓ Wired-in stereo
- ✓ Original Fir floor
- ✓ Hot Water radiator hearing
- ✓ French door to kitchen

##### **Kitchen**

- ✓ Hot water radiator heating
- ✓ Custom made Roman blinds
- ✓ Pantry with shelving
- ✓ Large Oak island

- ✓ Pot lights
- ✓ Tile floor
- ✓ Wired-in stereo

### **Sunroom**

- ✓ In-floor radiant heat on independent zones
- ✓ Italian tile on cement
- ✓ Vaulted ceiling & ceiling fan
- ✓ Gas porcelain hearth stone stove with thermostat
- ✓ Custom wood double glazed wood windows with custom wood blinds
- ✓ Double French doors leading to deck

### **Deck off Sunroom**

- ✓ Italian tile floor
- ✓ Cedar slab eating bar & custom cedar stools
- ✓ Patio gas heater
- ✓ Wired-in stereo with volume control
- ✓ Stairs to exposed aggregate patio

### **Master Bedroom**

- ✓ Red Eastern Maple floors
- ✓ Travertine marble, Vermont Casting fireplace with gas log lighter, cherry mantle and corner bookshelves
- ✓ In-floor radiant heating
- ✓ Two skylights
- ✓ Four custom wood windows, double glazed with Roman blinds, two dormer windows with cherry wood shelving
- ✓ Built-in drawer system features 36 separate drawers & six small closets

### **Master Bedroom Ensuite**

- ✓ Custom 6'X6' marble steam shower with bench and nine shower heads
- ✓ Custom stained glass window with exterior lighting
- ✓ Stereo in shower
- ✓ Timed ventilation
- ✓ Hot water radiant heating
- ✓ Two stainless steel sinks with acid washed travertine marble vanity top and cherry cabinets, mirrored kick plate
- ✓ Separate toilet with pocket door

### **Main Bathroom**

- ✓ Original Fir floor
- ✓ Large marble and granite tiled shower with 2 shower heads
- ✓ Wired stereo
- ✓ Pot lights
- ✓ Ventilation fan on humidistat
- ✓ Hot Water radiator heating
- ✓ Custom double glazed wood window

## **Down Stairs**

### **Recreation Room**

- ✓ Wet bar with stainless steel sink
- ✓ Pot lights
- ✓ Halogen lighting
- ✓ Glass block lighting system around fire place
- ✓ Black granite tile fireplace with outside garage for wood box
- ✓ Ventilation system to transport extra heat to laundry room
- ✓ Floating laminate floor

### **Laundry Room**

- ✓ Storage area
- ✓ Wood windows

### **Bedroom**

- ✓ Hot water radiator heating
- ✓ Mirrored closet doors
- ✓ Double pocket doors
- ✓ Built-in book shelves
- ✓ Carpet

### **Garage**

- ✓ Double garage
- ✓ Wooden garage doors with windows
- ✓ Wood stove / fireplace
- ✓ Dust removal system

## **Exclusions**

Shelving & Shelving (portable)

Portable Counter

## Sunroom

Clock

Sun and Sun picture

## Garage

Gorilla rack shelving

## **House heating & mechanical system:**

- ✓ 200-amp service with 100 amp electric plus system
- ✓ Electric boiler system 15 kw with 3 zones – outside air temperature sensor system, operates on 10 kw until temperature is below 0 degrees C, then automatically switches to 15 kw
- ✓ Cast iron radiators and in-floor heating
- ✓ Chimney system for future wood stove or gas boiler
- ✓ Outside air system
- ✓ Direct vent 40-gallon gas hot water tank with  $\frac{3}{4}$ " pipe directly to master steam shower
- ✓ 50-amp steam generator for master bedroom shower
- ✓ 6 zone irrigation system
- ✓ 2 sprinkler heads (one in mechanical room and one in garage)