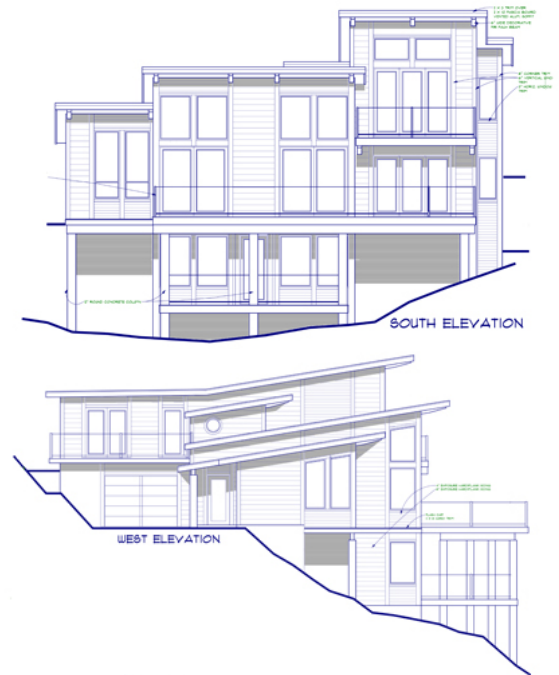


# New West Coast Home in Braemuir



## Strata Lot 8 Maple Mountain Road | \$699,000

Brand-new West Coast contemporary home with nice angled rooflines to be built on this rare 10-acre residential parcel perched over Maple Bay with magnificent ocean views. Great open floor plan on the 1,525 sq ft main with the master, en suite, and bedroom or office.

Enjoy the views from the huge sundeck, accessible from the great room, kitchen and master bedroom. Upstairs, one bedroom with en suite and sundeck, plus another bedroom and bathroom. Downstairs you'll find a powder room, lots of storage, and family room with access to the covered deck outside.

Your home will be surrounded by the natural beauty of the West Coast and kept private by the spaciousness of the property.

<b>Total sq ft:</b>	<b>3,147</b>
Finished sq ft:	2,623
Unfinished sq ft:	524
Lot size:	10.403 acres
Bedrooms:	4
Bathrooms:	4
Heating:	Heat Pump
Water:	Municipal
Sewer:	Septic Site Approved



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**Parcel Identifier:** 027-717-739  
**Legal Description:** Strata lot 8, Section 10, Range 6, Comiaken District, Strata Plan VIS6688  
**Title:** Strata

HOME CHARACTERISTICS	
<b>Type of Dwelling:</b>	Single Family
<b>Style:</b>	West Coast Contemporary
<b>Year Built:</b>	New
<b>Exterior Finish:</b>	Hardiplank
<b>Fireplace:</b>	1 gas
<b>Flooring:</b>	Hardwood
<b>Site Influences:</b>	Ocean view, southern exposure, quiet area, no-thru road, acreage, paved road
<b>Parking:</b>	Single garage
<b>Zoning:</b>	A3
<b>Taxes:</b>	TBA

MAIN FLOOR: 1,525 sq ft	
<b>Living:</b>	14' x 22'
<b>Dining:</b>	8' x 12'
<b>Kitchen:</b>	16' x 10'
<b>Master Bedroom:</b>	15' x 14'
<b>En Suite:</b>	5 pc
<b>Bedroom:</b>	11' x 12'
<b>Bathroom:</b>	3 pc

UPPER FLOOR: 636 sq ft	
<b>Bedroom:</b>	15' x 15'
<b>Bedroom:</b>	11' x 11'
<b>En Suite:</b>	4 pc
<b>Bathroom:</b>	3 pc

<b>Total Area:</b>	3,147 sq ft
<b>Finished Area:</b>	2,623 sq ft
<b>Unfinished Area:</b>	524 sq ft

BASEMENT FLOOR: 462 sq ft	
<b>Family Room:</b>	21' x 22'

