



## 2023 Quenville Rd



### SITE

This 2.5 acre property is generally square and gently slopes from the northwest down to the southeast. It is bounded by similar residential acreages. The west and north neighbours keep horses; which are a pleasure to watch. The property is fully 'deer' fenced—except for a horse fence to the west—including a yellow cedar board fence along the road with an automatic gate.

Approximately half the property is meadow and landscaped areas; with excellent open sky views to the west. The remainder is natural with native shrubs, and fir and maple trees. The entry driveway is asphalt with the rest crushed gravel, except for concrete outside the garage.





## **ACCESSORY BUILDINGS**

An accessory dwelling—built in 2014 with a Building Permit—is a 717 sq.ft. insulated ‘yurt’ or round, structural tent. It includes a 1-bedroom, living/dining area, kitchen, bathroom, laundry, wood stove and a sleeping loft under a large, openable skylight. There is a covered deck and patio looking out on the meadow. The yurt is built on an insulated, pressure treated wood framed floor with a concrete pier foundation.

A heated pump house provides water management and 2-200 amp electrical services, with underground connections to buildings. The well is approximately 192 feet deep and proved out at 5 gpm. Water is treated with a softener, charcoal and particulate filter. The pump house also serves as a garden shed.

A shop building was erected in 2017 and includes firewood storage and riding mower bays. The shop interior is finished and heated. The exterior of the shop building matches the main house with yellow cedar board-on-batten siding and light grey metal roof.



## MAIN HOUSE

The approximately 2600 sq. ft. house was completed in 2019 and includes 3 bedrooms, 2 ½ bathrooms, office, storage room, foyer, utility room, attached 2-car garage and great room with living/dining/kitchen areas.

Outdoor areas include an entry porch, covered dining terrace with built-in barbeque, walkways completely around the house, and a spacious open terrace facing the meadow. The building is generally on one level with second and third bedrooms, and storage room on the upper floor.



The house and all property features were designed and built by the owner, a carpenter and architect (retired) with extensive experience in custom house design and construction. The property embodies a high degree of delightful, robust and functional design intent.

There are many mechanical and aesthetic features. Heat is in-floor radiant hot water set in 1 ½” concrete topping resulting in a very comfortable and quiet home. A Heat Recovery Ventilator (HRV) provides continuous fresh air circulation. A ‘mini-split’ heat pump provides cooling on the ground floor. There is a central vacuum system.

Instant hot water is supplied from a continuous loop from a ‘lifetime’ hot water tank. Well water is further treated with charcoal and a UV lamp; drinking water dispensers have reverse-osmosis filtration. A wood stove—set in a board-formed concrete alcove—in the great room provides ambiance and a backup heat source.



The house is also clad in metal roofing and rough-sawn, yellow cedar. Exterior walls have a rainscreen cavity insulated with R5 continuous insulation making for a very quiet and warm home. The great room and the bedrooms/studio have acoustic ceilings to further reduce outside sound. The garage is finished and heated, and enclosed by distinctive board-formed concrete walls, which reappear as a feature at the main entry.

Windows and terrace doors are aluminum-clad, Douglas fir. The custom main entry door is also fir and includes side and transom lites. The entry and terrace doors use Swiss Hoppe hardware. Interior doors are solid-core wood panel with Emtek hardware.

Interior finishes and features include Quebec white oak engineered flooring throughout, except for ceramic tiles in bathrooms, foyer and utility room. Bathroom countertops and backsplashes are Vancouver Island White marble. Kitchen countertops are Brazilian quartzite.

Cabinetry is wood veneer and designed with clean, contemporary lines. Appliances include Fisher + Paykel wall oven and fridge, Kitchen Aide induction cook top, Swedish Anzo dishwasher, and a microwave and wine fridge.

The Douglas fir mantle, stair railings, front door and feature log post are finished with a deluxe German wax/oil. The primary bedroom has a custom built-in walnut headboard with end tables and an open plan ensuite and dressing room. The great room has a custom walnut 'floating' TV cabinet and credenza. The office enjoys a view of the entry walk and includes two outsized sliding doors meeting at a corner log post. The foyer has distinctive dressed concrete stairs.



*Finally, a time capsule was placed somewhere in the house ... when and who will find it!*  
*Pattison Architecture*