

## 93 ROCKHAVEN GREEN NW

THANK YOU FOR VISITING!

FOR SALE

\$745,000

### Location

- Small, close community of 25 families
- Ravine backing walk-out cul-de-sac lot
- Pleasant views of the mountains, the city and the adjacent environmental reserves
- Forthcoming community building and greenhouse

### Sustainability

- Top of the line building envelope giving a healthy, comfortable and quiet space. 12" thick, R50 walls on all levels, specially designed attic space to accommodate R80 insulation, R24 basement floor. Superior air sealing including closed cell spray foam around all rim boards and surrounding the entire garage walls and ceiling. Rubber roof. Energuide rating estimated at 88, with final result pending.
- 8.5 kW Photovoltaic system, estimated to produce 60% of the total energy consumption of the whole house assuming a family of five. To be completed prior to possession.
- Locally sourced materials
- 3700L rainwater harvesting system for toilet flushing and outdoor hose connections
- Triple pane fiberglass windows and doors, optimized for passive solar gain
- Minimized exterior surface area for reduced heat loss
- Wastewater heat recovery system
- Long overhangs to reduce summertime heat
- Tankless hot water heater located in center of the house to minimize the wait for and waste of hot water
- Dual core HRV serving all rooms. Special motorized dampers provided in kitchen and bathroom areas for increased ventilation on demand

### Upscale Convenience

- 85 LED recessed lights, in addition to pendants and chandeliers.
- All solid ash hardwood and porcelain tile flooring. Heated flooring in all three full bathrooms
- Thought-out kitchen including lots of drawers, separate prep and washing sinks, a small appliance cabinet, a recessed fridge nook and under-cabinet lighting
- Custom showers with frameless doors. Ceiling rainhead and adjustable hand showers in two of the bathrooms.
- Well lit double vanity in ensuite. Deep drawers in all vanities
- Traditional sauna located inside the master ensuite
- Four zone heating thermostat. Heaters in each room can be mixed and matched to each zone, or operate independently

- Fully finished basement to same standard as the rest of the house. Bar area roughed in for use as a full kitchen, with separate ventilation branch for the basement
- Tray ceilings with smooth 'level 5' finish and cove lighting outlets
- Individual lockers and bench in entry area. High output fan heater to keep the area comfortable when entering on cold days
- Fully finished garage. Hot and cold water supply with floor drain. Extra bench height outlets for tools. Belt drive opener with key code access.
- 10 foot ceilings on upper level and 9 foot ceilings on remaining levels
- Built-in vacuum roughed in including a garage outlet, 'Hide-a-hose' and 'Vacpan' outlets on all three levels, with an additional one at the entryway
- Built-in display shelving in various rooms, including a TV outlet in the master bedroom
- Brand-name 'Duradek' exterior decking surface with aluminum and glass railings

## Design

- Upstairs living area to take advantage of views from the hillside location
- Layout arranged so the most commonly used rooms are at the south end of the house for the best views and most natural light. Ceiling fans are located on each level on the south end of the house to allow for an even temperature to be maintained
- Consideration given to accessibility. Wide doorways and hallways, single step to get into the house from outside or the garage, door handles as opposed to knobs, electrical outlet to power a future stairlift if necessary
- Sound insulation around bathrooms. Ceiling sound insulation between floors. Ceiling drywall is hung on resilient channel for reduced sound transmission
- Large amount of closet storage in the bedrooms. The garage is deep to comfortably fit shelving at the far end as well as two vehicles. A central room on the upper floor serves as a combined storage room, laundry room and pantry that can be accommodated to various cleaning, storage and craft/hobby needs.
- Windows, doors and wall penetrations have been detailed with 'Flexwrap' around the sills and 'Blueskin' around the sides and tops, along with heavy duty flashing to keep the house weather tight

## Technology

- Prewired security system including door, glass break, smoke and motion sensors, plus an intercom system connecting all levels and the front door.
- Cat5 cabling to all living spaces, bedrooms and workstation areas
- 200 amp electrical service

