



846 Foskett Road, Comox Peninsula

\$4,500,000



LUXURY ESTATE FEATURES:

3752 Square feet main residence

- 3 Bedrooms
- 4 Bathrooms
- 3-bay garage

Carriage home

Boat House

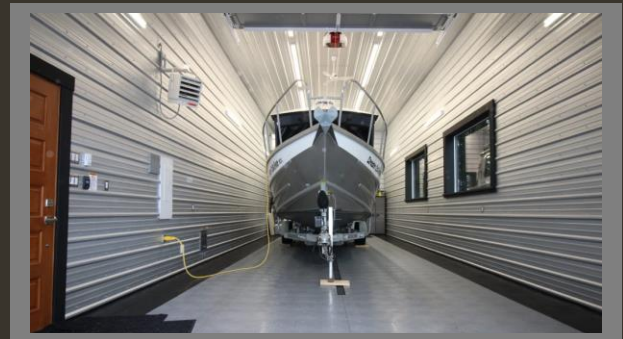
QUALITY, Sophistication, Class, and Elegance throughout

Nature Landscape and Construction harmony



MAGNIFICENT ESTATE

Welcome to this amazing once-in-a-generation luxury dream estate offering situated on more than 2.6 acres of private and park-like scenic beauty on the Comox Peninsula. The main estate residence is a 3752 square foot 3-bedroom, 4-bathroom, rancher built in 2018. This high-tech home exudes quality through a tremendous number of uncommon features. The principles of landscape preservation and the harmonization of construction and nature were used to develop and build this luxury property.



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Each Office Independently Owned & Operated



846 Foscett Road. A Magnificent Luxury Estate on the Comox Peninsula for the Discriminating and Affluent Buyer

QUALITY – Sophistication – Class – Elegance – High Tech

Landscape Preservation and the Harmony of Construction and Nature

<https://www.brettcairns.com/846-foscett-road-comox/>

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Main Estate Residence

Entrance

- solid fir door with glass inserts and two side lights
- herringbone pattern in floor under 11' tray ceiling

Great Room

- architectural beams from timber on property - 1st growth Douglas fir trees (average age 450 years)
- K2 natural stone, floor to ceiling, fireplace
- High efficiency Valcourt Mundo wood burning fireplace insert with heat extraction fan to central heating system
- 20' peak cathedral ceiling (sloping down to 14') with "Big Ass Fans Haiku luxe series 60" ceiling fan in brushed aluminum with LED light kit, remote and wall control
- power blinds on windows
- in ceiling speakers

Kitchen/Dining room

- Maple island and custom range hood vented directly to the outside
- quartz counter tops
- 10' island with one solid slab of quartz
- all drawers are pull out with dove-tailed wood interiors
- a spice rack pullout drawer and utensil pull out drawer
- broom closet
- undercabinet and in cabinet lighting for cabinets with glass doors
- Blanco Silgranit double sink and Moen Touchless kitchen faucet
- Jenn-Air induction cook top; Whirlpool Gold series wall oven; KitchenAid built in microwave; Samsung 4 door flex refrigerator; Bosch dishwasher
- Built-in KitchenAid wine fridge at the end of the island with dual temperature controls for white and red wine
- architectural beams from timber on property
- California shutters on windows
- in ceiling speakers in kitchen and dining room
- 10' ceiling



Outdoor covered patio

- Double sliding doors with retractable screen from dining room - full length of wall
- fully enclosed with Phantom Executive power screens
- Astria Tuscan wood burning natural stone fireplace with mantel and outdoor television
- in ceiling speakers
- 4 outdoor natural stone pillars
- Douglas fir wood slat ceiling
- Built in stone outdoor kitchen with Bull Angus grill, single burner, sink, storage drawers, bar fridge and pull out waste bin
- Propane line direct to BBQ and fire table, as well as fireplace starter
- exposed aggregate concrete patio
- small stone fire pit on patio outside of covered area

Home Theatre room

- Denon amplifier
- JVC 4K projector
- Klipsch wall mounted speakers
- 11' tray ceiling
- wet bar with stainless steel round sink and Delta Trinsic single lever pull down faucet
- quartz counter top with LED lit upper shelving
- KitchenAid beverage fridge (for pop, beer and wine - dual temperature control)
- 120" screen
- 13 in wall THX surround speakers
- 6 black power recliners with cup holders and USB charging ports
- 4 in floor outlets for power recliners

Office/Den

- double glass panel Masonite doors with transom
- 11' tray ceiling
- custom built wall cabinet with LED lighting, storage cabinets, 8 file drawers, pull out printer tray and pop up USB counter outlet
- in floor power and internet outlet
- in ceiling speakers

Laundry room

- large Blanco Silgranit sink with Delta Trinsic single lever pull down faucet
- Large capacity LG front load washer and dryer
- quartz countertops
- custom cabinets with built in hampers, drying racks and valet hook
- full wall custom linen cabinets



Guest bedrooms

- California shutters
- crown moulding
- engineered hardwood floors
- wall mounted TV
- double door closets
- one has guest ensuite with tiled deck bathtub with full tiled wall

Ensuite bathrooms

- quartz counter tops throughout with double vanities
- custom tiled showers with glass doors
- central overhead shower head as well as wall-mounted hand-held shower head in each
- heated tiled floors in all bathrooms
- low voltage bath fans in addition to HRVs in each

Master bedroom/ensuite

- 11' tray ceiling
- custom designed, large, walk-in closet
- glass aluminum door leading to covered hot tub (6 person) with in ceiling speakers
- very large (about 8' x 6'), level entry, steam shower with dual shower heads and central rain shower head and LED lighting
- heated bench in steam shower
- double vanities
- large (6') tiled deck deep bathtub with tiled wall surround
- in ceiling speakers in bedroom, ensuite as well as in the steam shower

Mudroom/Pantry

- quartz counter tops
- custom built wall storage unit with bench
- appliance garage in pantry with stand-up freezer
- heated floor in mud room and powder room
- custom dog shower and dog kennels (2)
- powder room with pocket door and stone vessel sink with wall faucet

Throughout Main Estate Residence

- Engineered hardwood floor (pecan)
- Aluminum frame windows
- solid wood exterior doors
- crown moulding
- 5 panel, solid core Masonite interior doors with transoms
- 6'6" basement with shelving for storage throughout
- California shutters throughout and power blinds in great room and master bedroom/ensuite



- LED lighting throughout - pot lights and fixtures
- ceilings are a minimum of 9' and higher where stated for individual rooms

Three bay garage

- cedar panel garage doors with douglas fir rails and double pane windows
- powder-coated rails and hardware
- Liftmaster Elite series garage door openers with remotes and MyQ Wi-Fi technology
- all epoxy painted floors
- 3 bay garage in main house with middle bay ceiling height of 13' and a 12' garage door
- LED lighting
- Venetian blinds

Smart Home Integrated Command and Control Centre

This smart home is outfitted with the latest high-tech URC integrated command centre capable of controlling surveillance, entertainment, and comfort and convenience systems within the home. The control panel is located in the kitchen and the command centre is located in the crawl space. This system also has remote access. The command centre contains the following devices

- URC MRX-10 Advanced Network Systems Controller
- URC DMS-1200 Multi-Zone Amp
- URC DMS-100 Single Zone Amp
- Denon 11.2 Audio-Visual Receiver (AVR X6400H)
- Denon 7.2 Audio-Visual Receiver (AVR X1400H)
- Klipsch 1000 watt amplifier (KDA-1000)
- HIK Vision Arris modem/router (two of them)
- Episode Crown 500W power amplifier (CDI 1000)
- Multi-window display

Carriage Home

- 2 bedrooms with vaulted ceilings
- open concept living room/kitchen/dining with vaulted ceiling
- laundry room with LG front load washer and dryer and custom floor to ceiling cabinet
- bathroom with quartz counter top and shower/bathtub insert with sliding glass door
- floor to ceiling bathroom custom cabinet
- quartz countertops and island in kitchen with fridge, range, microwave/fan, and Bosch dishwasher
- Delta Trinsic single lever pull down faucet
- double composite sink
- luxury vinyl plank flooring throughout
- HRV and electric baseboard heating with multi zone controller
- Hunter Douglas honeycomb top-down/bottom-up custom blinds



- large balcony over car port - with 2 skylights, Duradeck flooring and Douglas fir wood slat ceiling
- all exterior timber frame from the property (1st growth Douglas firs with average age of 450 years)
- 2 car garage is currently being used as a gym
- office with powder room (marble vanity) and luxury vinyl plank flooring
- hot water tank (50 gallons) storage room

Two bay garage

- cedar panel garage doors with douglas fir rails and double pane windows
- powder-coated rails and hardware
- Liftmaster Elite series garage door openers with remotes and MyQ Wi-Fi technology
- all epoxy painted floors
- Perfect Surfaces Gator-Loc interlocking tile gym floor in carriage house double garage (can easily be converted back to 2 car garage)
- LED lighting
- Venetian blinds

Boat House

- cedar panel garage doors with douglas fir rails and double pane windows
- powder-coated rails and hardware - double rails for 14' garage doors
- Liftmaster Elite series garage door openers with remotes and MyQ Wi-Fi technology
- Perfect Surfaces RaceDeck Diamond floor tiling in boat house
- metal panel walls and ceiling in boat house
- 14' garage door for boat house
- LED lighting

Utilities Building

- contains the electrical panel and the auto transfer switch for the generator
- contains the well filtration systems except for the additional filtration and holding tanks that are in the basement
- contains the Hunter controller for the irrigation system

Estate Storage Shed

- located behind the main residence and has "barn doors" for entry

Exteriors of all buildings and landscaping

- 25 year CertainTeed Landmark shingles in Moire Black
- James Hardie siding in Aged Pewter
- K2 natural stone in Black Pearl and Natural ledgestone



- timber frame stained with Canyon Red (all timber from 1st growth Douglas Fir milled from property)
- Douglas fir wood soffits
- Soffit plugs for Christmas lights
- Covered eavestroughs
- 2 custom built black aluminum driveway swing gates with power Liftmaster gate controls (Wifi enabled), Douglas Fir pillars and bottom inserts
- 2 sets of gate sensors or "eyes" plus two in ground magnets for exiting vehicles
- 2 custom built black aluminum man gates to match driveway swing gates - one separates carriage house from main house, the other provides access to the pump house/electrical shed from the street
- Entire property is fenced
- 1 large water fountain feature in backyard plus 3 more smaller ones around main house; 7 stone garden statue features in various garden beds
- over 250 Leyland Cypress trees built for privacy hedge - all along Foskett Rd., between carriage and main house for separation and along south fence line
- cherry blossom trees line both driveways; hundreds of assorted plants in extensive gardens, including Japanese maples, roses, hydrangeas, rhododendrons, grasses, peonies, crocosmia, delphiniums, lilies, irises, hostas and many more
- over 130 sprinkler heads and 17 zones to irrigate all garden beds and lawns with Hunter controller and remote
- large fire pit in backyard on patio pavers with 6 benches for seating; fire pit is made from a 60" well ring with a concrete bottom and then covered with a 16ga metal high temperature black powder-coated ring
- Landscape lighting in garden beds and along pathways by W.A.C. LED lighting
- Street lighting on both driveways and at entrance to estate

Mechanical, Water & Sewage Systems

- 3 Lennox ultra high efficiency heat pumps with 15kWh electric auxiliary heating coil (adds more heat if heat pump can't keep up in very cold weather)
- 5 ton unit has 3 zones, zone dampers & thermostats
- separate heat pump for media room
- separate unit for wine cellar
- 2 HRV's
- 22 kWh Generac generator which provides essential services to main house with auto transfer switch to a 200 amp panel
- 400 amp service to main house, 200 amp service to carriage house plus 200 amp service to boat house
- ceiling mounted electric heaters in all garages and the gym
- electric unit heaters in boat house and a wall-mounted exhaust fan complete with intake damper for air changes in boat house plus two circulation ceiling fans
- 2 60 gallon hot water heaters in main house
- RV plug and septic hook-up near the carriage house



- 64 ft. drilled well with yield of about 15 USgpm of fresh, clear water
- sophisticated water filtration system including air iron filter system, tannin filter system, high volume chlorination system with carbon and multi-media filters, mixing tanks, salt conditioning
- plus water coming into the house goes through another pre-filter and carbon filter before moving into 3 holding tanks in the basement
- Type 1 septic system consisting of one 6819L two chamber concrete septic tank, one Polyloc PL22 Effluent filter with alarm, one 4546LSinge Chamber concrete Effluent Pump station, one Simplex Pump Package

