

Distinctive Home For Sale By Owner

901 Tree Frog Lane, Tofino, B.C.

Have nothing in your home that you do not know to be useful
or believe to be beautiful".

William Morris

Price: Asking \$ 798,000

- 901 Tree Frog Lane
- Lot 9, District Lot 274, Clayoquot District, Plan VIP76828
- 0.5 acre
- 40' greenspace covenant + 50' municipal land creates 90' privacy barrier to road
- Built 2004
- 2 story residential
- 1824 sq. ft.
- Slab on grade
- Wood frame
- Fiberglass shingle roof
- Cedar board & baton siding
- Electric baseboard/heated tile
- 2 Propane stoves
- Solid wood flooring/slate tile/carpet
- 2 bedrooms
- 1.5 baths
- Dual fuel stove, fridge, dishwasher, front load washer/dryer
- Municipal water and sewer
- Property Taxes after H.O.G. \$1860.00

Custom crafted, owner designed and maintained, immaculate 1824 sq. ft. new, modern coastal home tucked away on rare, half acre of sunny, shore pine forest, five minutes from Chesterman Beach. Views of the lush surrounding forest compliment each room within the classic white interior relaying an artistic, airy feel. Top floor encompasses main living area including kitchen, dining, laundry, main bath and master bedroom. Second bedroom and half-bath are located on the lower floor. Lower level offers great flexibility with several possible configurations; art studio, rental suite, or expanded living area. This well thought out home has built-in minimalist, west coast elegance, privacy, and warmth. Abundance of distinctive features qualify it as one of Tofino's hidden jewels. Best suited to discerning individuals or couples in search of a well-built, highly functional, very private retreat with dignified character and timeless appeal.

Photographs

Complete sets of interior and exterior photos are available at:

<http://www.flickr.com/photos/sweet-home/sets/>

Interior Features

Bose Lifestyle Surround Sound System (*optional)
Vibrant white paint throughout
Classic farmhouse style trim
Large horizontal, screened sliding windows for tree house-like views
Unique, custom, wire-brushed edge grain, Douglas fir, shaker cabinetry done in barn board motif
Solid, 3/4" clear Quebec maple floors with pre finished in Aluminium Oxide satin finish
Heated black, slate tile in front entry , powder room, and main bathroom
Granite-tile and slate tile countertops with solid maple nosing
Low-gloss subway tiled back splash
High gloss subway tile in main bath stall
Godfrey Hirst New Zealand wool carpet in master bedroom
Durable, synthetic carpet in stairwell
Insulating/tinted Low E Smart Glass installed in all windows
(see <http://www.starlinewindows.com/starline/products/smartglass.html>)
Attractive cast iron, free-standing, propane stoves radiate heat long after shut off;
Dutch West in great room/ remote thermostat; Ascot in art studio/ wall thermostat
Quality, recessed lighting plus halogen dining globe for ambience and simplicity
Moen brushed Stainless kitchen faucet with retractable spray unit
Moen Kingsley line faucets; Wrought Iron colour handset shower; towel bars;
accessory, regular shower head included
Frigidaire Professional Series Stainless duel fuel convection range
Frigidaire Professional Series Stainless chimney fan
GE Bottom Mount freezer refrigerator Stainless
ASKO HE front loading washer and dryer
ASKO Stainless dishwasher
Quality Lutron DIVA light dimmers throughout
Quality cassette hidden sunshades in white on specific windows
Built-in, durable pine shelving and closet rods throughout
Fire safety doors into garage/studio
Abundant garage and studio electrical lighting
Large insulated garage door with heavy duty motor
Large utility sink
Easy access electrical panel
Easy access hot water heater; water shutoff valve
Storage room- high ceiling; ventilated, heated
Industrial quality diamond plate finish flooring installed in garage and studio

Exterior Features

Quality installation board and baton 3 and 8 siding; West Coast motif with classic trim
Professionally finished and painted in General Paint Premium Platinum stain for longevity, fade resistance, and ease of maintenance;

Pewter exterior colour, black and silver accents all allow house to aesthetically blend in with forest

All hardware accents in silver colour

Ample roof overhangs for local climate

Covered entrances for rain protection

Exterior pan head rain forest shower hot & cold water

All exterior points including gutters and windows easily accessible for cleaning and maintenance

Level ground for ease of house maintenance

Easy to clean exterior windows and screens

Low maintenance yard - washed, crushed gravel

85% of lot's indigenous landscape left intact

Massive privacy front gates and wings: durable, functional, low maintenance

Yard access through man gate when main gates closed

Quality exterior storm lighting

Exterior Night Sign: street address; illuminated with ambient switch

Exterior Day Sign: street address; sandblasted cedar; tree frog motif; cement base

Easy access sewer tank and pump; alarm light easily visible

Landscaped front end with planted western red cedars to recreate natural appearance and for privacy retention

Benefits

Lighting - Natural and Artificial

901 was designed with comfortable light conditions in mind. Factors such as solar path, time of day, time of year, house orientation, room orientation, and the preferred lighting conditions in all rooms were all considered in the design stage. The importance of artificial light in relationship to ambience cannot be understated, therefore practically all lighting switches have a dimmer component to recreate the diffused, intimate lighting conditions found during the daytime. Contrastingly, all work areas can be extremely well lit when required for evening tasks.

Heating Efficiency

Economy, comfort, aesthetics, and heating method flexibility throughout the house during various times of the day and year were all carefully thought of in advance. Passive solar heating in combination with low electrical demand heated tile floors, provide a comfortable living environment year round. Propane, cast iron free-standing stoves serve as backup during colder weather and for ambience. Electric baseboard usage is rarely required. Both stoves as well as propane cook top are fully operational during power outages.

Low Cost Maintenance

901 was designed to be an eloquent, low maintenance house situated in a rugged west coast climate. Having worked in the building trades for thirty years on the west coast, and being familiar with what structures and materials work well regionally, long term durability and ease of maintenance down the road were prime considerations during the design process and when it came to choosing materials for both the interior and exterior.

Future Expansion

With the house situated towards the back corner of the relatively square lot, ample room for future expansion of the main home is available. A mini-excavator or bobcat can easily make their way around the house in order to access the sides and rear of the property. Large excavating equipment which could unnecessarily trammel a considerable amount of vegetation would not be required.

Lower Floor Expansion Flexibility

Initially only the top half of 901 was required for primary living space. The lower floor, however, has been completely finished in the same level of quality as above. In the advent that the amount of general living space needs to be increased, the lower floor has been pre-plumbed and prewired to accommodate several cost-effective reconfigurations. Possible future uses consist of:

1. As is. Storage; Garage; Art Studio/second bedroom
2. Fully self-contained 700 sq.ft., one bedroom suite with living room, kitchenette/eating nook, three piece bath separate laundry, private entrance. Main heated, household storage room retained with separate entrance. Two or more possible layouts.
3. Operation as a bed and breakfast, vacation rental, or private rental of either floor entirely permissible.

Highlights of Daily Living

Kitchen

Highly efficient gourmet kitchen layout. Charming and enjoyable space for meal preparation

Dining

Spectacular morning afternoon views of silvered, wind fallen pine

Great Room

Dramatic panorama of private forest. Sunshades in conjunction with Low E Smart glass balance light and temperature to create a well lit, comfortable space. A cozy and intimate room particularly with firelight during inclement weather. Moonlit nights are spectacular with softly lit forest views in every window.

Master Bedroom

Subtle morning light at side of house eliminates sunrise glare; warm afternoon light filtered by trees on west side

Main Bath

Soft morning light; large sliding window; spectacular view of 901's premier shore pine; private; nicely heated floor

Laundry/Utility

Compact; efficient; handy location

Front Entry

Bright; heated floor; welcoming

Art Studio

Abundant all day natural lighting; large windows open to forest; private ; private entry

Garage

Large, 13' x 23' interior dimensions; energy efficient; accommodates large vehicles such as SUV

Screened ventilation; heated; privacy windows

Storage

Bright, clean, dry; trimmed and painted as rest of house; abundant built-in, durable IKEA storage room shelving

Property and Yard

Sunny and private; few, barely visible neighbours, diverse and interesting plant-life; exotic forest feel

Operating Costs

Maintenance

Yard cleanup and gutter cleaning approx. \$500 per year

Utilities

Hydro \$100 monthly average

Propane \$100 monthly average

Garbage, water, and sewer - approx. \$30 quarterly

Recycling 200 annually

New Home Warranty

Balance of 10 year (5,3,2)

Provided By Owner

List of preferred trade professionals for future maintenance, upgrades and renovations

Maintenance manuals and literature for all appliances manuals; paint codes; digital photographs of electrical and plumbing installations; labelled touch up paints for all surfaces; schedule of short and long term maintenance requirements

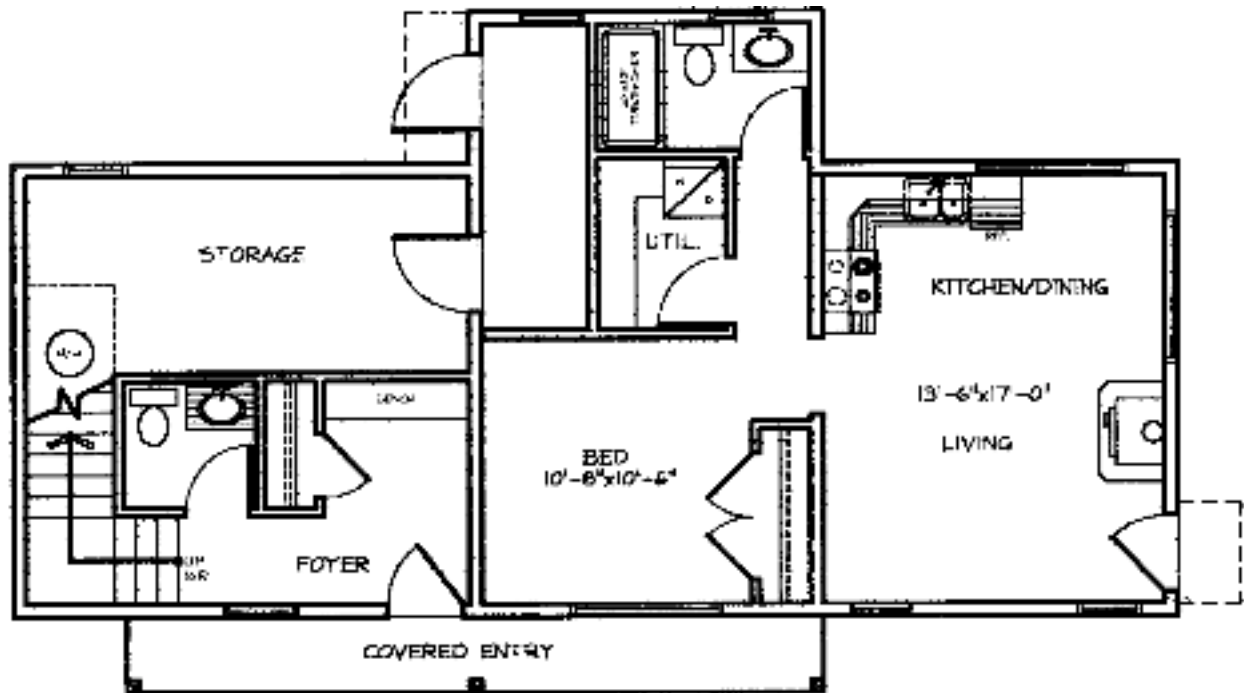
Thank-you for your time and interest. To discuss this fine home or to place an offer please contact me at:

Richard Miklenic
P.O. Box 452
901 Tree Frog Lane
Tofino, B.C. VoR 2Z0

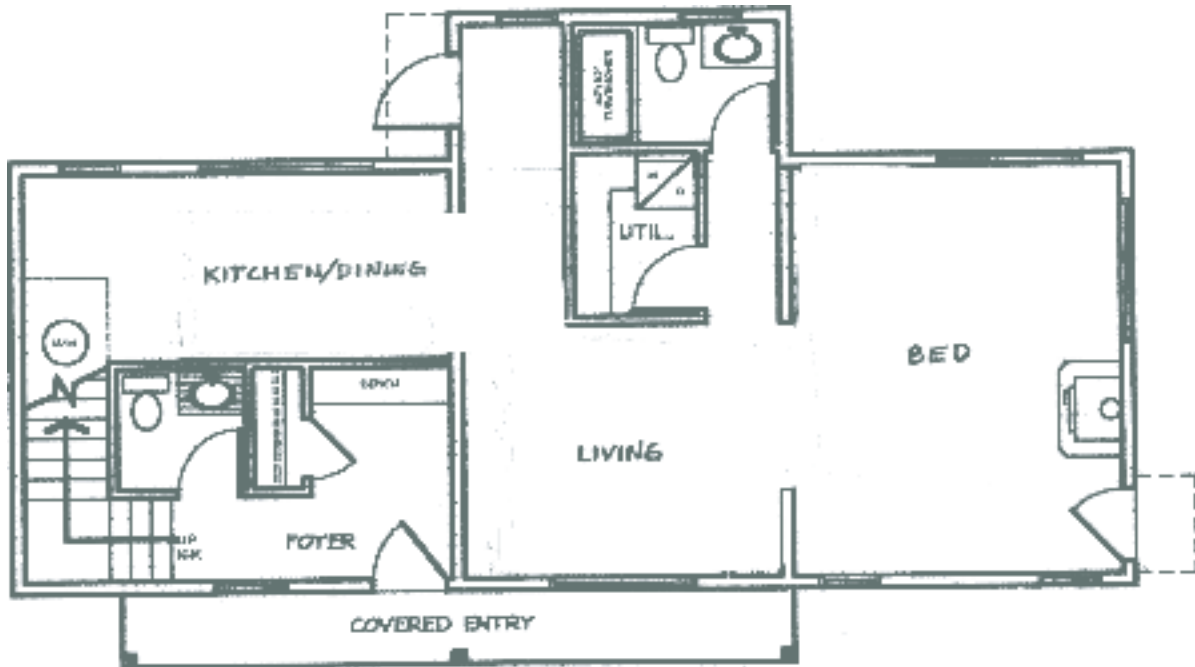
250.725.4249 Home
250.726.5430 Cell
scottie@scottie.ca

Sincerely,

Richard Miklenic



LOWER FLOOR - OPTIONAL SUITE PLAN



LOWER FLOOR - OPTIONAL SUITE PLAN #2