



509 Vardon Lane

In the owner's words:

We are so proud of our beautiful home and equally beautiful property which we have so lovingly detailed with natural rock, lawn and over 50 trees/shrubs so in keeping with our surroundings. We love how our home always feels bright regardless of the skies and on a functional note, we love the energy efficiency we put into place both upstairs and down, keeping us warm in winter and cool in the summer. And we do have to mention how we love our retreats... the sun room is one of our absolute favorite rooms, as is of course our hobby room... and garage.... and outdoor patios... this list is long.

Specifications:

- ~ Built in 2016
- ~ Main Floor Plan (from drawings):
 - ~ Living Area: 3490 sq/ft
 - ~ Sunroom: 264 sq/ft
 - ~ Garage Area: 1366 sq/ft
 - ~ Covered Sundeck Area: 654 sq/ft
- ~ Lower level:
 - ~ 2198 sq/ft finished
 - ~ 100 sq/ft unfinished bathroom
- ~ Lot size: .93 acres
- ~ Taxes: \$9237
- ~ Strata: \$349.33

Features of the Property:

- ~ Fully retained, landscaped and irrigated
- ~ Low maintenance
- ~ Beautiful natural rock features
- ~ Large corner lot with East, South and Westerly exposures
- ~ Massive paving stoned driveway
- ~ Landscape lighting

The Garage:

- ~ 4 bays: 3 extra deep + 1 golf cart bay
- ~ Metal framed glass garage doors
- ~ Finished/polished floors
- ~ Floor drains
- ~ Power



Outdoor Living:

- ~ Massive cedar soffit covered upper deck off the kitchen/dining
- ~ 24" x 24" concrete exterior tile flooring
- ~ Gas for bbq
- ~ Sound – Sonas (also throughout main interior rooms)
- ~ Private deck off of craft/loom room and guest bedroom
- ~ Water featured front driveway and front entrance
- ~ 2 Large covered lower patios off the media and games rooms
- ~ Stunning lower pergola with amazing golf course and mountain views

Open Concept Living/Dining:

- ~ Beautiful tiled floors
- ~ Ceiling details: beams in main living with disguised interior sprinkler system
- ~ Ceiling detailing over spacious dining
- ~ Illuminated built in shelving
- ~ Stone features
- ~ Custom wet bar with detailed cabinetry and backsplash

Kitchen and Sunroom:

- ~ Custom Greystokes soft close cabinetry
- ~ Large granite covered eating and prep island with under mount prep sink
- ~ Complimentary quartz countertops with under mount kitchen sink
- ~ Illuminated tiled back splash
- ~ Induction stove and wall convection oven and microwave (Gas line available)
- ~ 2 separately opening stainless steel fridges with lower pull out freezer drawers
- ~ Well organized walk in pantry
- ~ Pass through window to sunroom or 3/4yr room
- ~ Fully enclosed sun room with detailed gas fireplace, tv and power

Master Retreat:

- ~ Large double French doors
- ~ Illuminated trayed ceiling detail
- ~ Spectacular 365-days/year views
- ~ Spa-like ensuite with glass-less shower, separate soaker tub, double sinks and water closet
- ~ Custom organized walk-in closet with light features plus secondary seasonal closet



Laundry/Craft Room:

- ~ Perhaps the best surprise of all... this room is fantastic!
- ~ Spectacular views and separate access to private patio with East and Southerly views
- ~ Multiple work station areas for crafting or sewing

The Upper Guest Bedroom:

- ~ On the main floor, perfect for “mom” or guests you wish to keep close
- ~ Beautiful East and Southerly views
- ~ Ensuite 3 piece bath
- ~ Private access to outdoor deck

The Lower Level :

- ~ 2 bedrooms with closets and a 3rd optional bedroom without a built-in closet
- ~ 2 full bathrooms:
- ~ Wet bar and media room:
 - ~ With sliding door access to covered lower patio
 - ~ Large closet for games storage or exercise equipment
 - ~ Stunning concrete wall detailing
- ~ Wine room:
 - ~ Windowless, naturally chilled concrete room
- ~ Games room:
 - ~ Custom concrete bar table and stools
 - ~ Custom shelving and wood detailed ceiling
 - ~ Separate access to its own, large covered patio area, perfect for a hot tub

Mechanical/Utilities:

- ~ 2 separately controlled furnaces and AC units: Natural Gas/Forced Air
- ~ Radiant in floor heat in upper living room and entire lower level
- ~ Smart wire ready
- ~ Municipal water and sewer

Finishing:

- ~ Exterior stucco and real stone Pangea
- ~ Cedar soffits
- ~ 35 year warrantied asphalt fiberglass