



Ocean, Mountain & Golf Course Views
3618 Revelstoke Place
Victoria, BC

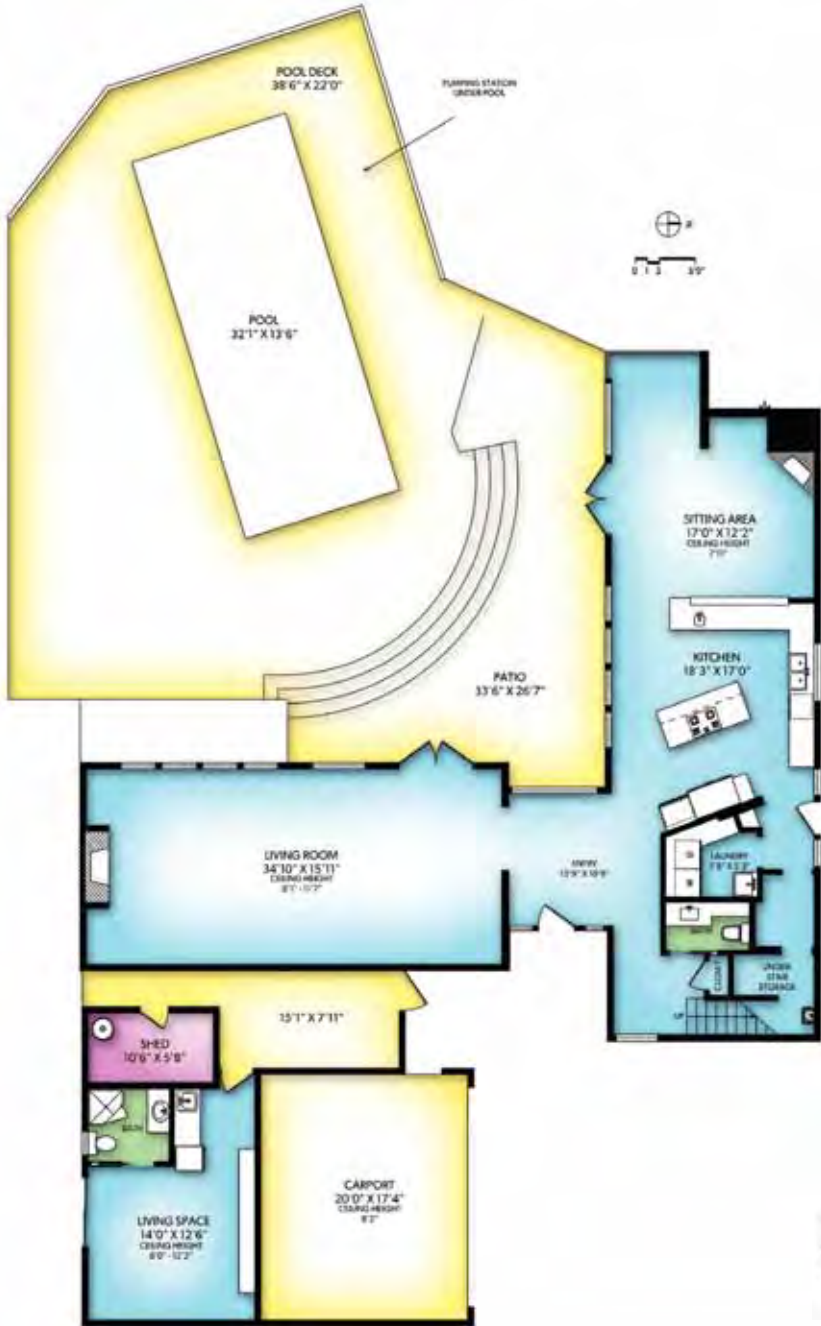


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Main Floor



Upper Floor



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	1975	0	1975	CARPORT 375
UPPER	935	0	935	BALCONY 174
TOTAL	2910	0	2910	SHED 70
				PATIO 1653





3618 Revelstoke Place Victoria, BC

This contemporary West Coast style home offers unparalleled privacy with panoramic views of the Golf Course and stunning vistas to the Pacific Ocean and Olympic Mountains. Inspired by luxury hotels around the world, the home has undergone a complete transformation.

Exquisite architectural lines and a floor plan that is ideal for entertaining. Floor to ceiling windows with double glass doors open to the spacious outdoor patio with inground swimming pool and jacuzzi allowing you to seamlessly transition between indoor and outdoor living. This is a rare opportunity to own a slice piece of paradise less than 15 minutes to downtown Victoria.

The Details

Type: Single Family Home

Configuration: 2 level

Bedrooms: 4 (3 + guest studio)

Bathrooms: 4

Finished area: 2910 square feet

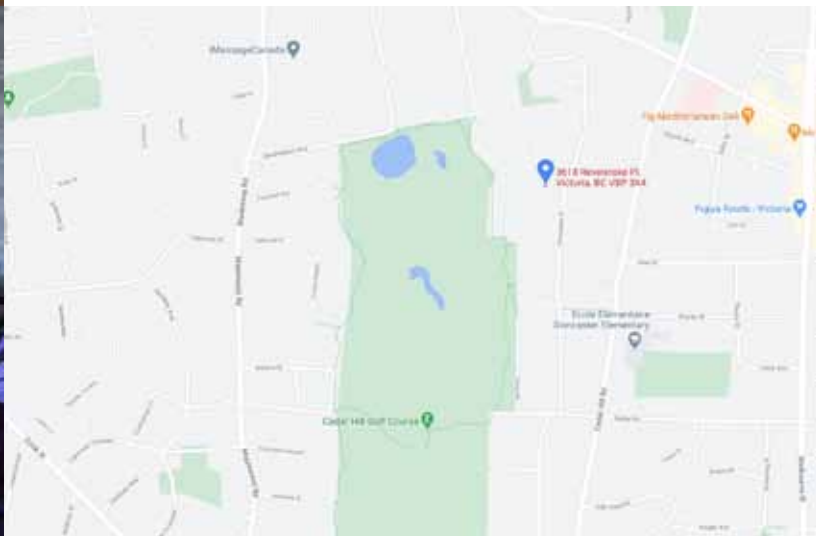
Patio: 1853 square feet Balcony: 174 square feet

Lot: 14,903 square feet West facing backyard

Year Built: 1972

Finishes: Brazilian slate, wide plank hickory flooring, marble and porcelain tile, Napoleon gas fireplaces, custom kitchen with quartz countertops, custom millwork, bathrooms with floating cabinetry, wall mounted toilets and solid surface countertops

Heat: Gas fueled infloor radiant heat throughout the home plus two Daikon Air Handler HVAC and forced air furnaces





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3618 Revelstoke Place

West Coast Style home offering unparalleled privacy with views over the Cedar Hill Golf Course, the Pacific Ocean and the Olympic Mountains in the distance. This fully renovated home, inspired by luxury hotels around the world, was taken down to the studs and transformed. It features numerous renovations and upgrades completed over the last two years, including:

- Custom Kitchen with:
 - Quartz countertops with waterfall feature
 - Slab marble back splash and windowsill detail
 - Custom Walnut cabinetry with solid birch boxes, soft close drawers and numerous built-ins
 - Emtek satin brass cabinet hardware
 - Stainless steel including KitchenAid fridge and oven, Bosch dishwasher and 5-burner Bertazzoni gas range
 - Rohl fireclay apron sink
 - Rohl prep sink
 - Dornbracht polished chrome fixtures
- Natural split-stacked slate fireplace in living room
- Italian porcelain tile on family room fireplace
- Brazilian slate on main floor
- Hickory wide plank hardwood flooring on the upper level
- Solid core douglas fir doors throughout the home

- Floor to ceiling windows in living room and family room
- Extensive amount of custom millwork including new trim, window mouldings and baseboards
- Sherwin Williams paint throughout interior
- Master bedroom with mountain and ocean views
 - Private deck
 - Walk-in closet with marble flooring
 - Ensuite bathroom featuring:
 - Heated marble flooring
 - Floating custom cabinetry
 - Aquabraxs 24 x 12" recessed shower head with hand shower
 - StyleTherm thermostatic dual volume control shower faucet
 - Schluter drain with custom low entry shower tray
 - Kohler Artifacts vintage nickel faucets
 - Dual Kohler Devonshire undermount bathroom sinks
 - Pop-up countertop outlets in a satin nickel finish
 - Slab marble countertop
 - Duravit wall-mount toilet with dual flush Geberit installation system
 - Floating mirrors with backlighting
 - Shower plumbed and ready for steam-shower system
- Guest bathroom featuring:
 - Duravit undermount basin sink
 - Duravit Wall-mount toilet with dual flush Geberit installation system
 - Dornbracht faucet
 - Dekton countertop
 - Aquabraxs 6 x 10" Italian solid brass shower head
 - Italian porcelain tiles
 - Kohler shower controls

- Powder room with Kohler Sartorial herringbone wading pool sink, floating cabinets with under lighting, Durvit wall-mount toilet with dual flush Geberit installation system and charcoal Brazilian slate floor
- Two Napoleon gas fireplaces with E-fire controller technology
- All new wiring and LED lights throughout the home
- Lutron whole smart home lighting system throughout, which allows you to program the lighting throughout the home and control it via individual switches, master switch and your smartphone. Programming features include theme settings (e.g. entertaining), scheduling, lighting automation and even lighting tone (e.g. warm white hues to cool tones)
- Navien high-efficiency tankless hot water system and infloor gas fueled heating throughout both levels of the home
- 12 infloor heating zones with Nest controls
- Two Daikon Air Handler HVAC (air conditioning) and Heating forced air furnaces with Reme halo air purification system (equivalent to what's seen in private hospitals). The two systems allow for easy temperature control in each room.
- VivoTek networked security system (8 camera system, hardwired to an internal 2 terabyte data collection point within the house)
- Plumbed for living wall feature in dining room
- Roughed-in for central vacuum
- New pitched roof in 2020 with 25-year warranty, flat roof sections completed in 2007.
- Temperature controlled 4 ½ foot crawl throughout the home
- Two gas hookups on patio for barbeques or outdoor heater or fire bowl
- Inground tiled swimming pool with two swim jets that create resistance for laps, plus twin pool fountain feature for ambiance
- Inground hot tub with underfoot bubble and back jets
- Colloidal silver pool filtration system to reduce chlorine/chemical use
- Gas pool heater
- Save-T automatic pool cover (weighted to support 200 pounds)
- Outdoor 12' x 12 yoga platform

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- Mature landscaping including bamboo, boxwoods, Japanese maple and a lower garden area with garlic, goji berry, and blackberries
- Landscape lighting with Lutron control
- Inground irrigation
- Fully fenced dog run
- Exterior of house painted in 2021 – Sherwin Williams Paint
- Living Room is wired/roughed in Theatre system (125" projection screen, sound 19 in/3 out -woofers and speaker wiring in ceiling and bookshelf
- House wired for Sonos home sound system or alternative brand
- Home fully remediated of asbestos during renovation with air clearance documentation



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