

1870 Deerborne Place Features

Home Features

- Quiet neighbourhood just a short walk to Departure Bay Beach
- Abundant windows for natural light (Thermopane low-e argon-filled throughout)
- ¾" Oak Hardwood flooring
- Heat pump
- 200-amp electrical service
- EnerGuide rating of 59 (2023)
- Insulated crawlspace
- Roof replaced in 2018
- Phantom screen doors
- Sun shades on all south & southeast-facing windows

Main Level

- Bright kitchen with three appliances
- Large dining room with access to the back deck and space for a family area
- Spacious living room with Heatilator insert in fireplace (WETT certified)
- Four-piece main bathroom
- Three bedrooms, including primary with peaceful views of green space

Lower Level

- Unauthorized one-bedroom suite
- Kitchenette
- Three-piece bathroom

Outdoor Features

- Private yard backing onto parkland
- Beautiful, well-established landscaping
- Deer-proof fencing
- Large south-facing back deck with roll-down awning
- Three irrigation systems (2 automatic + 1 manual)
- Fruit trees, berry bushes, grapes, and garden beds
- Greenhouse
- Many ornamental shrubs, perennials, and bulbs
- 1550-gallon rainwater collection tank with pump & city-water bypass
- Four additional rain barrels



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