



HAMILTON
BROTHERS
CONTRACTING LTD



BRANDON GUILLE
REAL ESTATE

Personal Real Estate Corporation

2493 KENDAL AVE, CUMBERLAND, BC

THE DETAILS

OWNER BUILDER INFO

VILLAGE OF CUMBERLAND

OWNER: TYLER HAMILTON
OF HAMILTON BROTHERS

PID: 030-981-417

LOT 14 DISTRICT LOT 24
NELSON DISTRICT PLAN
EPP95109

OCCUPANCY JUNE 3/2021

OWNER/BUILDER AUTH
OCT 29/ 2020
AUTH # 102113



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PROPERTY FEATURES

- Freehold
- Year Built 2021
- .141 Acres / 6142 sqft.
- 3 Bed / 2 Bath (MAIN)
- 2 Bed /1 Bath (Suite 1)
- 1 Bed / 1 Bath (Suite 2)
- *Unauthorized*
- 3160 sq.ft. Main Home
- 459 sq.ft. Garage
- 3649 Total Sq. Footage

Check out this gorgeous custom-built 3160 sqft Rancher with Walk out basement by the Hamilton Bros. This team continues to present spectacular homes that everyone is talking about. Their pride of craftsmanship, build philosophy, interior design, and promise to build homes that they would love to call home come to life each & every time. This home is expertly finished using only the best building practices focusing on giving you a timeless home that is beautiful, one of a Kind, functional, efficient, and ready for you to build a life of great memories in. The gorgeous interior design details are forefront exuding character and style. Come see for yourself. You just might be the next lucky owner of a Hamilton Bros. home.





PEACE OF MIND

- **Energide Rating 66 GJ**
- **Step Code 4 Energy Rating**
- **R40 blown Insulation in the attic**
- **R20 Insulation in the exterior walls**
- **Spray foam foundation walls**
- **All flooring is installed with 2x2 bridging. Glued and screwed for life-long squeak free**
- **Asphalt shingle Roofing**
- **200 AMP service with rough in for EV charger**
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EXTERIOR DESIGN

- HardieBoard cement board & batten siding
- Westcoast wood trim detail
- Covered main entry
- Custom front door with transom window
- 15' x 10' aggregate patio
- Starline Windows
- Double Gas bib on deck for BBQ & Fire Table
- Full privacy fencing with gates on both sides of home
- Hot & Cold water taps so you can give the dog a warm outdoor bath
-



INTERIOR DESIGN

Design concept focuses on:

- Texture
- Stone
- Warmth
- Wood
- Metal
- Champagne
- Black
- White textiles
- Custom tile
- Natural light
- Custom lighting
- LED lighting package throughout

- Custom wall tiles and custom flooring tiles throughout utilizing color, texture, and size
- 9ft ceilings with 11ft ceiling in Entry & Great room
- Wide plank Oxford engineered hardwood flooring
- 42" Linear Fireplace, Maple Mantle
- Custom built wood shelving throughout the home
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- Oversize windows to promote natural light
- Main level windows tinted for privacy
- Champagne & black hardware & fixtures create a rich and warm vibe





CHEF INSPIRED KITCHENS

- Harbour Kitchens custom build all cabinets & Millwork
- Island w/Quartz countertops, double undermount sink, power, and recycling/garbage built in organizer
- Full ThinQ LG Appliance package w/ manufacturer limited 10yr Warranty including...
 - Natural gas ThinQ LG 5 Burner range
 - 36" ThinQ Fridge with Water/Ice dispenser
 - Dishwasher w/ manufacturer limited 10 year Warranty
 - Custom fabricated range hood & Victory exhaust system
 - Custom tile backsplash
 - Built in pantry
 - Under counter lighting & Floating shelves



LUXURY BATHROOMS & ENSUITE

- 5pc Ensuite
- 4 pc second bathroom
- heated flooring
- Custom tile work
- Custom glass work
- Seamless flooring
- Quartz countertops throughout
- Soaker tub in ensuite
- No frame glass shower in ensuite
- Large Black framed Mirrors
- Black fixtures
- Undercounter Motion lighting
- Rain shower head and wand





LIFESTYLE

- Oversized Bedrooms
- Primary 21' x 14' plus 10' x 5'2 walk in closet
- Second 10' x 10'8
- Third 10'6 x 10'11
- Full laundry in all 3 suites
- Baseboard heat in lower suites
- Rheem Hot Water on Demand
- Rheem Forced Air Natural Gas Furnace w/ Electric Rheem heat Pump. Central split system for high efficiency home and lower utilities
- LG deluxe Washer/Dryer plus deep tub sink, shelving and quartz countertops in Laundry off garage

FUNCTIONAL DESIGN

- Over 3200sqft of luxury on 2 floors. Rental Income potential
Main Floor \$3000
Suite 1 - \$2000
Suite 2 - N/A

- Laundry/Mud room access directly off Garage
- 22'x22' Garage

- Garbage & recycling built-in organizer in Island
- Double gas bib on Main deck
- Hot & Cold Tap on Exter



2493 Kendal Ave, Cumberland, BC

Main Floor Exterior Area 1627.65 sq ft
Interior Area 1517.40 sq ft
Excluded Area 493.05 sq ft

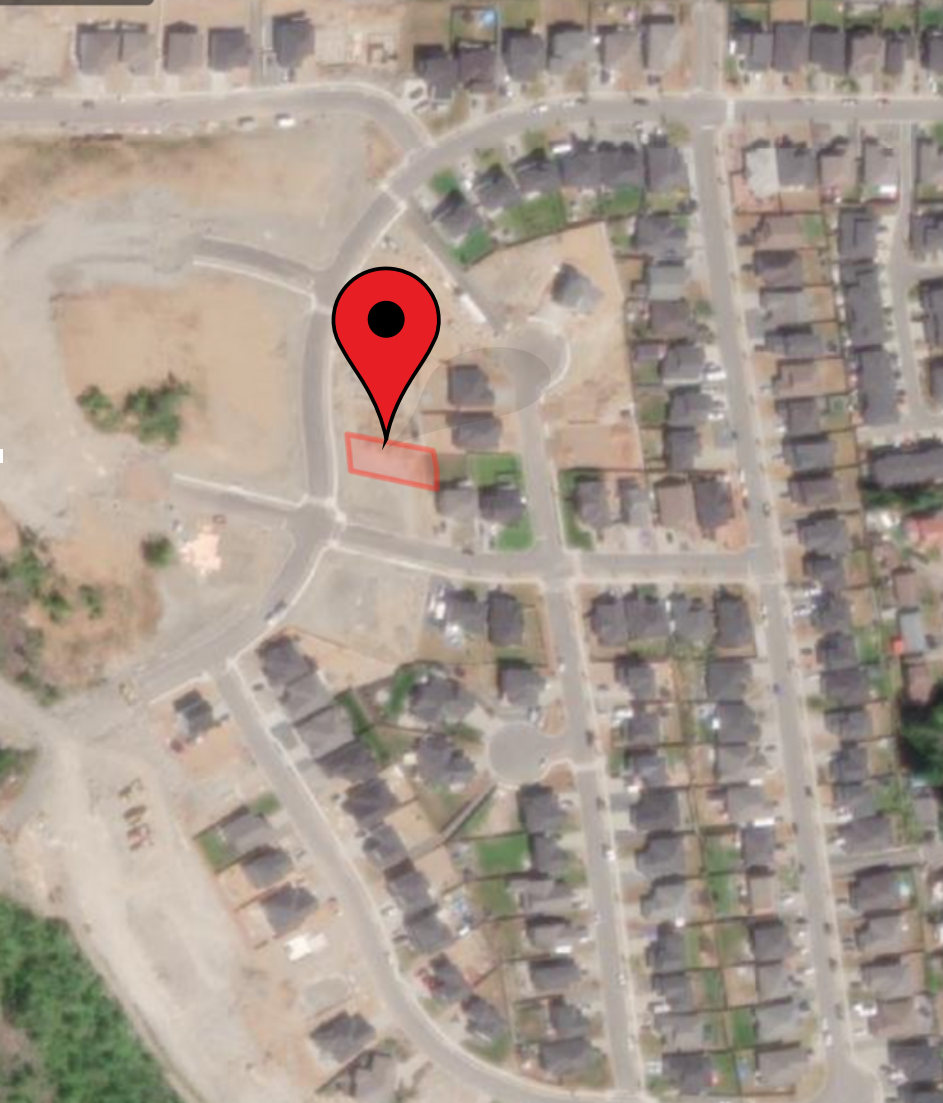
Main Floor



PREPARED: 2023/08/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



AMENITIES NEARBY

- Shopping
- Groceries/Pizza
- CBC Brewery/ Waverly Pub
- World class Mtn Biking
- Museum and Parks
- Comox Lake
- Elementary - Cumberland

1st Floor Exterior Area 1532.84 sq ft
Interior Area 1429.67 sq ft

**Walk out
Basement**



**2 Bed/2 Bath
Suite**

**1 Bed/1 Bath
Suite**



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Virtual Tour



MLS Listing