



BRANDON GUILÉ
REAL ESTATE

Personal Real Estate Corporation



**HAMILTON
BROTHERS**
CONTRACTING LTD

4029 Buckstone Rd
The Ridge, Courtenay BC

THE DETAILS

2/5/10 NEW HOME
WARRANTY

No GST. RESALE.

CITY OF COURTENAY

BUILDER:
HAMILTON BROTHERS

PID: 031-226-337

LOT 22 DISTRICT LOT 153
COMOX LAND DISTRICT
PLAN EPP100230

OCCUPANCY NOV 2022

0.186 ACRES LAND

5 BEDS / 4 BATHS

3284 SQUARE FEET

PRIMARY ON THE MAIN

6FT CRAWL SPACE

LUXURY FINISHES

INSIDE /OUTSIDE LIVING




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All upgrades after purchase were in collaboration with the homeowner and finished by the Hamilton Bros.

Over \$135,000 in upgrades. Clients are selling home to move to CR to be close to family.

- Wood edge grain fir feature walls in living/dining room to match staircase
- T&G around fireplace and painted it black to match stairwell feature wall
- Added fireplace mantle & custom floating shelving
- Added River stone rocks in fireplace
- Designed and added wall units around fireplace
- Privacy transom glass window in dining room
- Buffet cabinet dining room with quartz countertops painted to match Island
- Painting around house for feature walls
- Australian wool rug treads up stairwell. Heavy underlay. 30yr lifetime
- Custom Hunter Douglas blinds throughout house and coach house
- Black cabinets in ensuite bathroom
- White cabinet over commode in upstairs bathroom
- West coast Timber Frame Gazebo for Al Fresco dining year-round and acts as a breeze way from house to garage.
- Timber Frame Carport attached to garage. Fully permitted.
- Pergola over hot tub (new)
- Hot Tub
- Ran exposed aggregate under breezeway, over and under hot tub, under carport
- Cement paver sidewalk around side of house to shed. Shed to house.
- Shed wired
- Painted perimeter fence iron ore to match home
- Added three more panels by coach house for more parking privacy
- Planted all plants and trees and fully landscaped.
- Put in an extra hot water tank under the kitchen, ran new supply lines Electrical.
- 5 new electrical outlets throughout the house and a brass floor one in the living room
- Electrical ran around carport with a motion sensor light





PROPERTY FEATURES

- Freehold
- Year Built 2022
- .186 Acres / 8102 sqft.
- 4 Bed / 3 Bath (MAIN)
- 1 Bed / 1 Bath Carriage House - Legal
- 2658 sq.ft. Main Home
- 626 sq.ft. Suite
- 2 Car Garage 618 sqft
- 3284 Total Sq.Ft

Check out this gorgeous custom-built 3284 sqft home with a laneway carriage house 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.



virtually staged



PEACE OF MIND

- **Energide Rating 52.6 GJ**
- **Step Code 4 Energy Rating**
- **R51 blown Insulation in the attic**
- **R22 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**
- **Natural Gas Forced Air Furnace**
- **Electric Heat Pump**
- **Heat Recovery Ventilation system**
- **High efficiency appliances and low utility costs**
- **Climate Control w/ Air Conditioning**



EXTERIOR DESIGN

- HardieBoard cement board & batten siding
- TIMBER FRAME detail
- Covered main entry/Veranda
- Custom front door with window & custom hardware
- Large aggregate patios, stonework and stepping stones
- 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 doggy a warm outdoor bath
- New hot tub and gazebo
- Fantastic landscaping
- Rainbird 3 zone irrigation system



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
- Floor to ceiling edge grain fir feature walls add warmth, texture
- Wide plank Oxford engineered hardwood flooring
- 42" Linear Fireplace, Maple Mantle w/ concrete fireplace
- Custom built wood shelving throughout the home
- Stair runner lambswool. High wear, long life w/ heavy underlay
- Oversize windows to promote natural light
- Privacy glass windows
- Champagne & black hardware & fixtures create a rich and warm vibe





CHEF INSPIRED KITCHENS

- Harbour Kitchens custom build all cabinets & Millwork
- Island w/Quartz countertops
- under-mount farm style sink
- Power, Recycling, Garbage built-in-organizer in island
- Full ThinQ LG Appliance package w/ manufacturer limited 10yr Warranty
- 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
- solid quartz backsplash
- Built in pantry
- Under counter lighting
- Custom Buffet cabinet w/quartz countertop





LUXURY BATHROOMS & ENSUITE

- 5pc Ensuite
- 4 pc second/third bathrooms
- heated flooring in all bathrooms
- 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 17'7 x 14'6 plus 10'4 x 10'8 Ensuite
- 3 bedrooms offer walk in closet
- Second 9'7 x 12'9
- Third 12'11 x 13'8
- Fourth 13'0 x 13'8
- Full laundry in suite
- Baseboard heat in suite
- 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 carriage house \$1800mo.
- Laundry/Mud room access directly behind Kitchen
- 24'10x22'8 Double Garage
- Timber Frame Post & Beam Carport
- Outdoor shed
- Custom post & Beam Gazebo for el fresco dining year round. Also acts as a breezeway from home to carriage house.
- Privacy sight lines
- Garbage & recycling built-in organizer in Island
- Double gas bib on Main deck
- seamless transitions throughout



4029 Buckstone Rd, Royston, BC

Main Floor Exterior Area 1649.13 sq ft
Interior Area 1549.52 sq ft

Main Floor



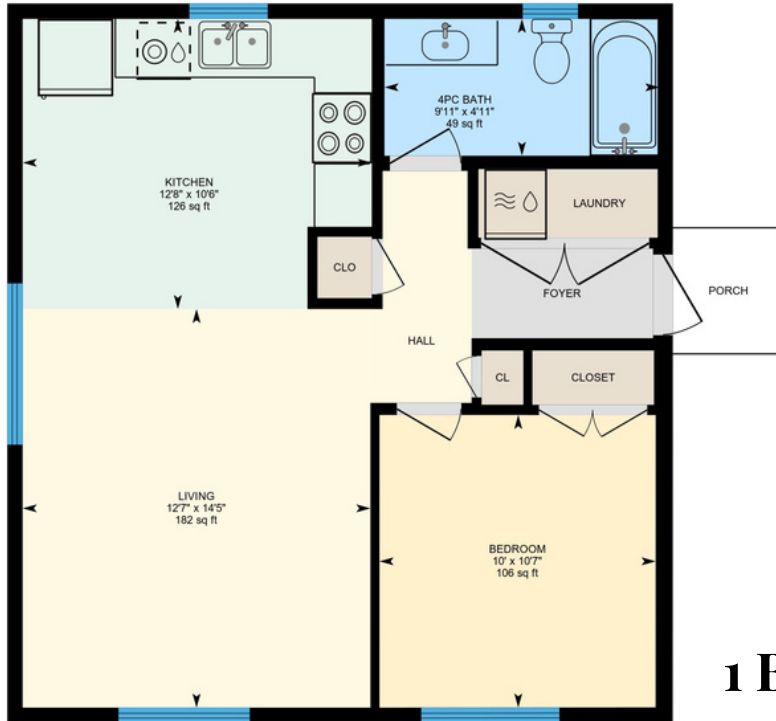
PREPARED: 2023/08/29



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.

4029 Buckstone Rd, Royston, BC

Carriage Home (main Floor) Exterior Area 626.15 sq ft
Interior Area 571.33 sq ft



AMENITIES NEARBY

- Downtown 6 min
- Groceries 3 min
- Pubs/Breweries 3 min
- World class Mtn Biking 5min
- Beach 3 min
- Comox Lake 10 min
- Elementary - Royston

1 Bed/1 Bath Suite

4 ft

PREPARED: 2023/08/29

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.

4029 Buckstone Rd, Royston, BC

2nd Floor Exterior Area 1009.61 sq ft
Interior Area 935.98 sq ft

Main Home Top Floor



0 2 4 ft

PREPARED: 2023/08/29



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REALTOR



**HAMILTON
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Virtual Tour

MLS Listing