



**HAMILTON  
BROTHERS**  
CONTRACTING LTD



**BRANDON GUILLE**  
**REAL ESTATE**  
Personal Real Estate Corporation

**862 LABRADOR DRIVE, COMOX, BC**

## THE TEAM

Licensed Builders:  
Tyler & Jamie Hamilton

Interior Design:  
Jadie Hamilton

Professional Painting:  
Sydney Hamilton

Team:  
Trent, Ray, Jesse,  
Evan, Quinn

Draftsman:  
D. Bell Designs

Instagram:  
[@hamiltonbrosltd](#)  
[@brandon\\_guile\\_real\\_estate](#)



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## PROPERTY FEATURES

- Freehold
- Year Built 2023
- .15 Acres / 6513 sqft.
- 3 Bed / 2 Bath
- 1846 sq.ft. Main Home
- 462 sq.ft. Garage
- 2438 Total Sq. Footage



*Check out this gorgeous custom-built 1846 sqft Rancher 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

- 2/5/10 YR Travellers Home Warranty
- Energuide Rating 48. ACH 0.59%
- 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
- HRV – Heat Recovery Ventilation system for fresh air exchange



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## EXTERIOR DESIGN

- HardieBoard cement board & batten siding
- Pangaea custom Stone Grand Feature Archway
- Covered main entry
- 8ft Custom front door with transom window
- RainBird 3 Zone Sprinkler & Drip irrigation system for front & back
- 12' x 20' aggregate patio
- Milgaard Windows
- Double Gas bib on patio 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
- Lawn and landscaping installed



## 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
- 5 Custom wall tiles and 3 custom flooring tiles throughout utilizing color, texture, and size
- 9ft ceilings with 10ft tray shiplap ceiling in Great room
- Wide plank Oxford engineered hardwood flooring
- 42" Linear Fireplace, Maple Mantle and Custom Concrete Hearth
- Custom built wood shelving throughout the home
- 46" wide entry hallway with feature trim work
- Oversize windows to promote natural light
- Glacier views from the front bedroom/Office and entryway
- Champagne & black hardware & fixtures create a rich and warm vibe





## CHEF INSPIRED KITCHENS

- Harbour Kitchens custom build all cabinets & Millwork
- Walk in Butler Pantry w/ Quartz counters, Power, & Bar Fridge
- 86"x38" 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 with centre flat top
- 36" ThinQ Fridge with Water/Ice dispenser
- Dishwasher w/ manufacturer limited 10 year Warranty
- Custom fabricated range hood & Victory exhaust system
- Custom tile backsplash



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## 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 round Mirrors
- Black fixtures
- Undercounter Motion lighting
- Rain shower head and wand







## LIFESTYLE

- Oversized Bedrooms
- Primary 16' x 14'8 plus 11'4 x 5'4 walk in closet
- Second 15'4 x 11'4
- Third 12'8 x 11'8
- 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



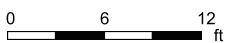
# FUNCTIONAL DESIGN

- Door access to 5' crawl with stairs. All services pushed to sides to allow the best use of space for additional storage. Spray foam insulated crawl for added protection.
- Services located strategically in Crawl to allow for best use of storage
- Laundry/Mud room access directly off Garage
- 22'x21' Garage
- Garbage & recycling built-in organizer in Island



## 862 Labrador Dr, Comox, BC

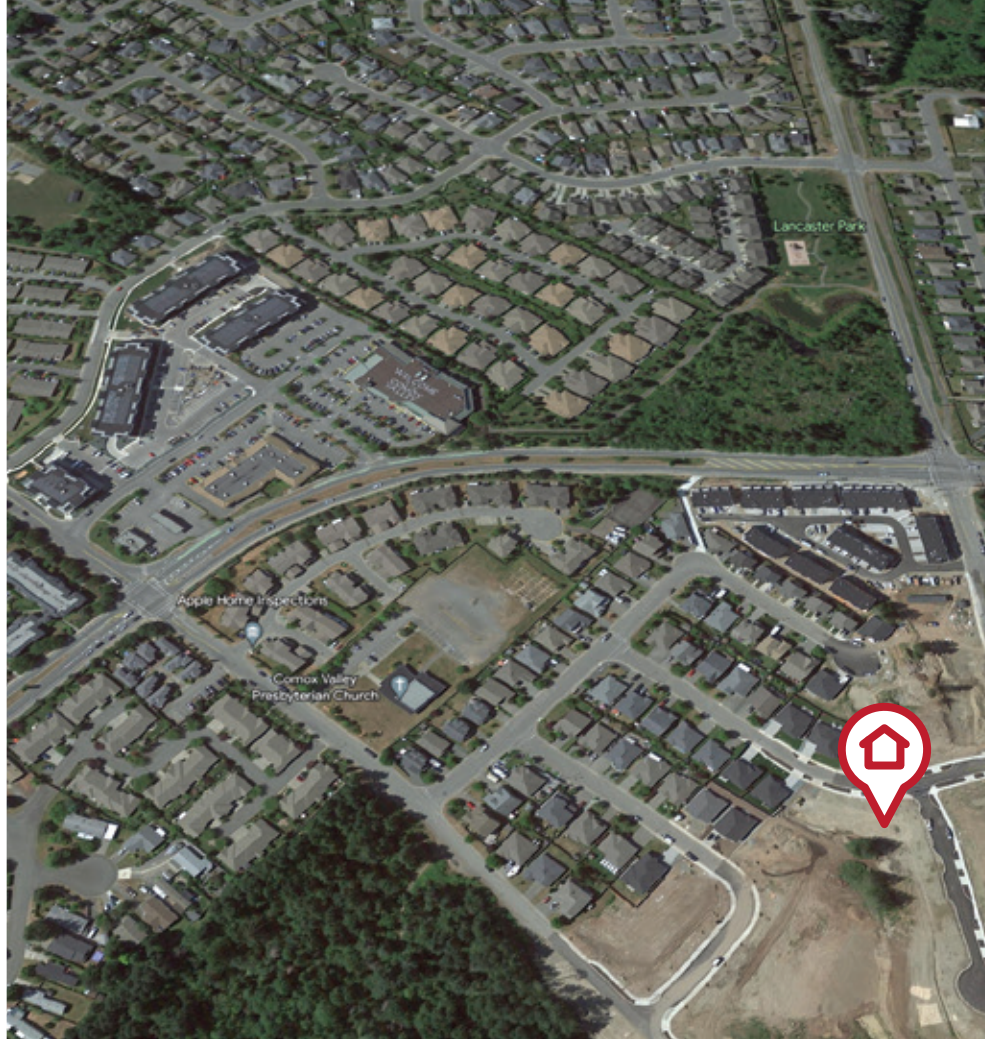
**Main Floor** Exterior Area 1853.53 sq ft  
 Interior Area 1735.39 sq ft  
 Excluded Area 461.28 sq ft



PREPARED: 2023/07/20

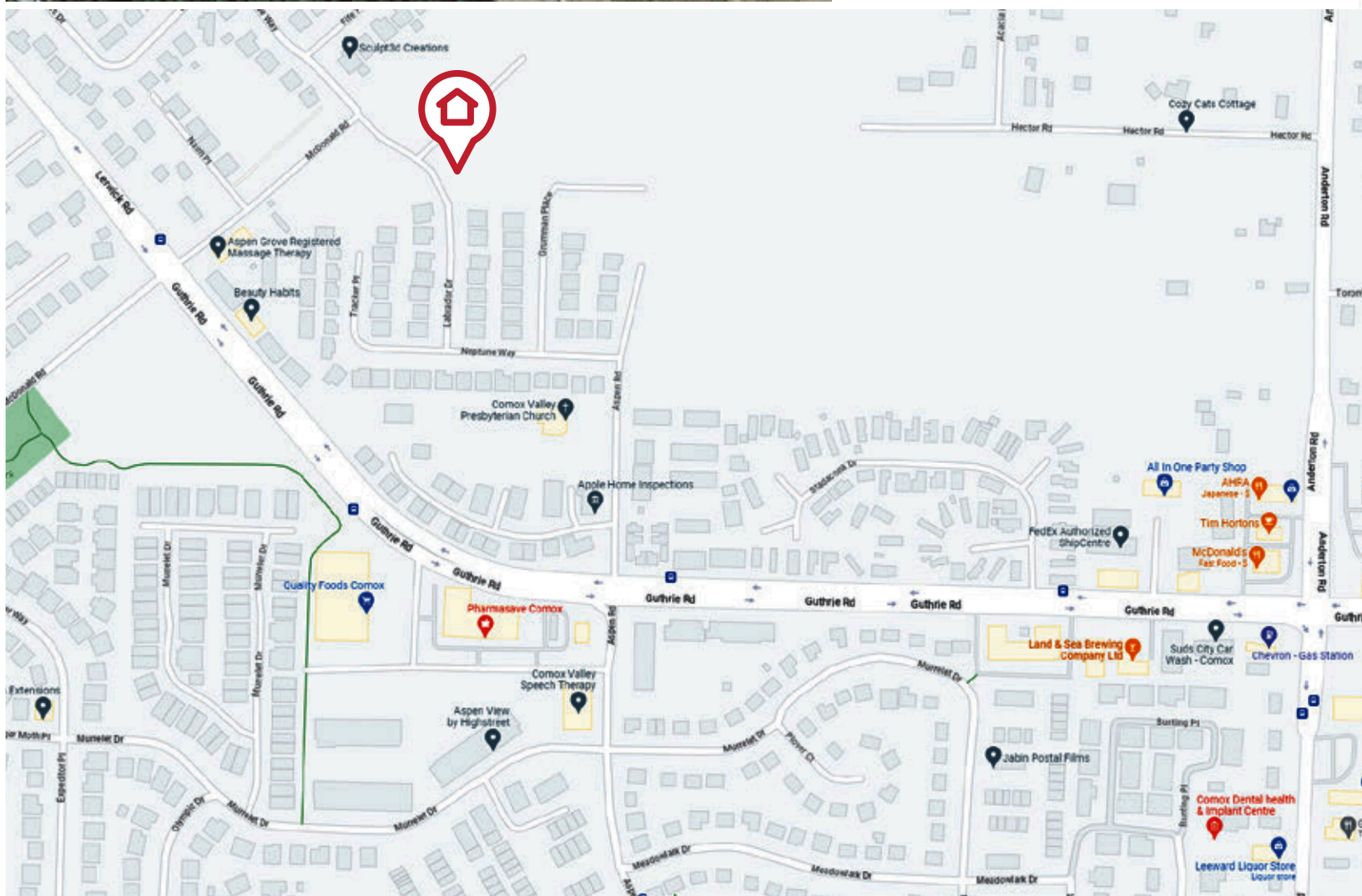


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



## AMENITIES NEARBY

- Shopping Plaza
- Groceries
- Land & Sea Brewery
- Crown Isle Golf Resort
- Marina and Parks
- High School - Isfeld
- Elementary - Aspen / Valleyview





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Virtual Tour



MLS Listing