

# **1500 SEA TO SKY HIGHWAY**

## **FEATURE OVERVIEW**

*Only once in a lifetime does a property of this caliber become available for sale. Completed in 2018, this custom-built, uniquely private compound consists of a stunning main residence, a 3500 sqft post and beam barn-inspired design studio, and additional out-buildings, set on 32 acres of manicured grounds, less than a kilometer from Pemberton Village, and 25 minutes from Whistler – Right in the epicenter of world-class backcountry skiing, mountain biking, hiking, golf, and lakes. Designed with exceptional vision, and on the market for the first time ever, this ultra-private estate is a hidden oasis. The finest finishing details you'll see in any home greet you as you enter the main residence. Notable features include book-matched black walnut millwork throughout, smoked white oak flooring paired with clear hemlock ceilings, soaring walls of glass, Wolf + Sub-Zero appliances, and an over-sized 3-car garage with car lift. On the grounds you'll find thoughtful landscaping installations with custom lighting and irrigation, a private motocross track, reservoir pond, many different species of beautiful trees, migrating wildlife, and the list goes on. This is it... One of one. A sanctuary that must be experienced in person.*

## **GROUNDS**

### **Property:**

Legal Description: LOT 5, D.L. 203, LILLOOET DISTRICT, PLAN 5957

Civic Address: 1500 Sea to Sky Highway, Pemberton BC V0N 2L0

This is the very first parcel to the east of the VOP line, in the SLRD.

### **NOTABLE FEATURES**

- Parcel size; 33.1 acres
- Total power on property: 600amp // 3-phase
- 2x septic fields [one for each building]
- RV hook up with water/power/sewer + patio deck and fire pit
- Split cedar fence along highway and on property line to the west
- All road ways constructed with bedding and road grind for top structure
- Access to Highway 99 and The Friendship Trail at the front of property
- Access to dyke and walking trails at back of the property
- The dyke trail takes you to One Mile Lake and the Golf courses / Airport. Beautiful for walking
- Motocross track with its own irrigation system

## **MAIN RESIDENCE**

YEAR COMPLETED: 2018

WATER: Municipal water supply

SEWER SYSTEM: Septic field

POWER: 600 amp / 3 Phase [on site split between main home and barn]  
All power supplied underground from the pole.

Total Area: 4,700 sq.ft

House: 3,427 sq.ft

Garage: 1,273 sq.ft

*[Measurements by Inside Advantage – June 2024]*

### **LAYOUT**

#### **Main Level Areas:**

Formal Entry + Hallway, Kitchen, Dining Area, Livingroom, Powder Room.

#### **Below Main Level Areas:**

Garage, Mudroom (*separate entry from outdoor car parking*), Crawlspace, Mechanical room, Oversized guest bedroom with ensuite, Hall on lower floor.

#### **Upper Floor:**

Primary bedroom, Primary bathroom, Walk-in closet, Private deck, Media room, Bedroom with ensuite, Laundry room, Hallway.

## MATERIALS

- Solid core custom made Black Walnut interior doors (hand made on Vancouver Island) with Italian door hardware and German integrated Simonswerk door hinges
- Clear Hemlock ceilings with a beautiful 1/8” radiused edge
- Precision, handmade black walnut door liners throughout
- Full custom made Black Walnut cabinetry and countless feature walls throughout the home -- All book matched and handmade by Living Edge Designs in Squamish
- Basalt tile as the main floor tile
- Flush baseboards in all drywall locations
- New Zealand wool carpet in Bedrooms & Media room
- Solid core custom Oak Entry doors with precision made door liner. Handmade on Vancouver Island
- Frosted glass tile, hand made in North Vancouver featured in Kitchen and bathrooms
- Smoked White Oak Engineered flooring with an astounding 6mm Oak wear layer and hard waxed finish. Supplied by Northern Wide Plank.
- Bathtub and counter sunk sinks for bathrooms rendered in honed Stone resin material from MTI baths
- SubZero side by side Fridge/Freezer
- Wolf Oven, Microwave, Hood fan and Induction ceramic cook top
- Interior red cedar siding wall cladding (grey stained)
- Caesarstone countertops in all bathrooms atop custom black walnut vanities with dovetail joinery drawer construction and soft close mechanics with book-matched faces
- Ceasarstone with honed finish and waterfall construction on oversized kitchen island
- Wood burning fireplace insert from Valcourt with custom made concrete including chimney from Alberta
- Scandinavian light fixtures from Gubi and Secto (dining and media room) & Bocci’s in Powder room
- One-of-a-kind pendant light fixtures (a one-time purchase option from MoMa in New York) at the kitchen window and primary bedroom
- Italian porcelain tile in upper floor bathroom
- Blu bathroom fixtures (local company from Vancouver)
- Handmade / custom designed Black Walnut handrails

## CLIMATE CONTROL

- HVAC with Mitsubishi heat pump unit, all equipment and ducts are designed for extra quiet operation
- Humidifiers integrated into HVAC system
- Swiss-made Zehner HRV
- Lunos for HRV in garage (German-built passive ventilation)

## FUNCTIONALITY

- Countersunk living room with heated concrete floor (minus 12")
- Control 4 home automation system for Lighting control / HVAC / Security / Media / Window Coverings
- Lutron blinds and light switches throughout
- CCTV Cameras / Security system installed
- Lutron automated blinds
- Blinds are seamlessly built into the window header. [The Header finish strip is attached with magnets and can be easily removed for service]
- All risers/steps in the house are at a comfortable 6" rise with waterfall construction
- All hallways are 4' wide
- In-floor heating on all tiled floors
- Incredible design detail on materials transitions: every material transition has mitered corners
- Perfect precision on all material intersections
- All shower drains are flush Schluter
- All showers have storage niches countersunk into walls
- Many very thoughtful design solutions in the kitchen including:
  - Hidden door built into the Black Walnut walls to access the pantry
  - Pull-out drawer by cook top for all messy looking utensils
  - Smart pull-out shelves for plates and other heavy dining wares
  - A surprise pull-up bar cabinet that lights up when you open it with mirrored surface and bleachers
  - A plumbed Rocket espresso machine in the kitchen's designated coffee zone with its own dedicated sink

## GARAGE

- Polished concrete floors
- Ledalight LED Floatplane light fixtures
- Car lift flush install in floor
- 18-foot-wide custom made oak main garage door on north side
- Commercial grade garage door opening system
- Additional extra-tall garage door on east side which allows you to pull in with a snowmobile or dirt bikes in a truck bed
- Moduline custom tool drawers / cabinets / benches
- Stainless steel shop sink
- The garage window has same exterior window shutters as the barn made from cedar siding material

## EXTERIOR FEATURES

- Countersunk IPE clad hot tub
- Concrete patio with drains below pavers on pedestals, allowing water to drain through the pavers
- Screened-in porch with infrared heater
- Outdoor speakers installed on patio
- Red cedar siding w/ Messmer's grey oil stain
- Clear yellow cedar soffits
- Pot lights integrated into all soffits
- Douglas Fir glulam posts finished in gorgeous Sikkens stain, all of which have up-lights from patio
- 8-foot wide French doors onto main patio and Screened Porch
- Firepit with paver landscaping and Corten fire bowl
- Huge irrigation reservoir
- Irrigation around house and all the way to and around the barn
- The property has its own fire suppression system with commercial grade firehoses and a dedicated pump house (which draws water from the irrigation reservoir)
- Landscape lighting
- Children's playhouse inspired by Oregon's fire lookout stations, with slide & sandbox underneath
- Private deck off primary suite featuring IPE decking
- Rockwork hardscaping

# BARN

YEAR COMPLETED: 2012

WATER: Municipal water supply

SEWER SYSTEM: Septic field

POWER: 200 amp / 3 Phase  
All power supplied underground from the pole.

TOTAL AREA: 3530 square feet

*[Measurements by Inside Advantage – June 2024]*

## FEATURES

- Geothermal heating and cooling
- “Big Ass” fan
- HRV
- Cameras / Security system / RFID access controlled door
- Clerestory curtain wall windows with huge sliders to the south with screens
- Exterior windows feature custom built shutters to match siding
- Lutron automated blinds
- Concrete feature wall in entry
- Full kitchen
- Bathroom (with additional plumbing rough in for shower if ever desired)
- Mechanical room
- Schweiss heavy duty 14-foot tall commercial metal clad overhead door that hinges open to 90-degrees straight out
- Red cedar exterior siding w/ Messmer’s grey oil stain
- Interior red cedar siding wall cladding (grey stained)
- Prefinished birch plywood clad walls with matte black fasteners
- Gorgeous Douglas Fir stained glulam beam structure in the ceiling with steel fasteners and handmade nails
- Concrete driveway, walkway, and big patio at south end
- 2x fully built out 40-foot x 10-foot spray foam insulated containers with Mahogany flooring, prefinished birch plywood cladwalls with matte black fasteners and ceilings with high-end Ledalight hanging fixture with LED tubes
- Commercial-grade grey coloured custom painted exterior
  - Containers are tied together with a steel grid base with handrail and roof cover which incorporates soffit lights
  - The containers are fully temperature controlled with a custom HVAC unit normally used in wine cellars (due to the smaller space)
  - Each container has a custom-built barn door into its mechanical space made from original reclaimed cedar planks
  - Both containers are tied into a security system and doors have key-card access control

- Oversized high ceiling carport with red cedar siding and metal roof with super powered LED light fixtures.
- 20-foot x 8-foot spray foam insulated auxiliary shipping container for miscellaneous safe storage.

## **OTHER NOTABLE FEATURES ON THE PROPERTY**

- The home is situated in the perfect position on the property as a result of a multi-year sun study to receive maximum sunlight in the winter months, and to provide shade in the summer – the home is designed to enjoy from sunrise to sunset all year long
- Walking distance to all amenities in Pemberton through the Friendship trail that goes along the highway right by the driveway exit
- This property sits the highest in the valley. Since 2009, the owners have observed it carefully through all flood events and it's just the pond that rises and the north east side that accumulates any water. Never to any notable levels either. To the west, past the Pemberton Lodge and beyond, the land is notably lower and they often have more standing water. The same is true across the highway on the corner acreage right across the highway. To the north down by Airport road and the Golf course and also further south down by Mt. Currie, there is often lots of water accumulation. This is a huge benefit. Not only does this property sit very high compared to the rest of the valley floor, but then the house and the barn are sitting a lot higher than average valley on the berms that were created during development of the site.

## **DEVELOPMENT HISTORY**

The current owners purchased the property in 2009. The property was at that time almost impenetrable with densely grown forest and a small pond in the south. They had fallers/loggers come in with huge machinery and skidders to log the property and had major slash burns. They saved all the mature trees that were identified during the clearing and removed all Cottonwoods and other undesirable species and were left with mature Cedars, Maples, Birch and Alders. They harrowed the property endlessly to remove branches and debris (the scale of this project was massive.) They then brought in what would be equivalent to the development of a small golf course in volume of topsoil and grass seed. They created big grassy areas and had new trees planted including Princeton Gold Maple, Crimson King Maple, Snakebarn Maple, Aspen, Oak and Japanese Maple.

Next, they expanded the small body of water in both depth and breadth into a significant irrigation pond, and installed culverts and ditches. They brought in power from the other side of the highway and put it underground to service the future house and barn. They changed the entry location off the highway access to the property further west for a more interesting and functional access to the property, house and barn. Water service was brought in to the property, and was connected to the municipal water supply from the Village of Pemberton due to the proximity with the border of the VOP.

Subsequently, design and development of the first building, the horse stable-inspired design studio, or "The Barn" was completed in 2012. The design of the house started following the completion of that build and its design was finalized in late 2015. Finally, they broke ground on the primary residence in August of 2016, and it completed the build in 2018.