

# ABOUT LOPEZ ISLAND

## THE ISLAND: FRIENDLY, INTELLECTUAL, COMMUNITY-ORIENTED & PRIVATE

- > Library: 2003 NYT librarian of the year Aimee Hirschel; highest per capita use in WA All-Star designation by the Library Journal for 6 years in a row, one of only 3 Washington Libraries in 2015 – others are Seattle Public and King County Public.
- > Community owns recycling center: received the WSRA 2015 Recycler of the Year Award
- > Sought after artisans in cabinet work (Laura Adams) & metal fabrication (Craig Winslow)
- > Handful of high-quality, unassuming restaurants
- > Farmers market & community ties to local food sources - A leader in the local foods and sustainable farming fields; nation's first USDA approved mobile meat processing unit.
- > Calm & readily available ferry, boat or seaplane access

# ABOUT THE LOCATION

- > 10 minutes from ferry terminal
- > Views across San Juan Channel to San Juan Island & lights of Victoria behind it.
- > Protected views across San Juan Channel to lighthouse at Cattle Point & San Juan Islands National Monument (2013), Strait of Juan de Fuca and Olympic Mountains
- > Shark Reef & water views change with the tides
- > Unique view & protection offered by cove
- > Southern light
- > Orca activity
- > Sailboats, cabin cruisers, cruise ships
- > Bald eagle perch plus other birds and wildlife
- > Sunsets year-round
- > 1/3 mile of carefully planned, wide trails through private forest; gated by boulders
- > Large boulders discovered on-site & repositioned with purpose
- > Geothermal field under lawn
- > Downspouts and foundation drains tight-lined to pond
- > RV site; power & septic hook up
- > Ravine separates neighbor to north; trees added to further shield property to south

# INTERIOR FEATURES LIST

1224 Shark Reef RD | Lopez Island

## THROUGH-OUT THE HOME

Radiant heat

Axes of light

Natural air conditioning with lower-to-upper inset screens on Marvin,  
aluminum clad wood, easily washable windows, with retractable screens.

Elevator serving all three floors

High tech cabling

Tigerwood floors

Entertaining conscious spaces & design

10FT tall ceilings

Skylights

Air filtration system

Energy efficient geo-thermal heat

Individually crafted cabinet pulls

Built in vacuum

Built in screen windows

Built in speaker system

Custom interior doors inspired by contemporary Italian design

Ralph Lauren suede finished walls

11 heat zones

## CONNECTIONS GALLERY

Large Skylight

Solid wall of glass on both ends

All surfaces Douglas Fir, walls & doors continuous cut in vertical grain

Sun Valley bronze custom door hardware

10 foot double doors for ease of use / connection

Understated wet bar area

Seamlessly hidden closets & door openings

## KITCHEN

Under cabinet built-in vacuum

Italian granite counter tops with leather finish done in Australia

Two scratchproof composite granite sinks  
Custom bamboo cabinets (master craftsman – Laura Adams (8 months for just the kitchen). Notice amazing joints.  
Sliding doors to close off kitchen  
Current owners prototyped kitchen & walked through various iterations (dinner for two, hosted dinner parties, group cooking) yielded baking & veggie prep areas.  
Kitchen table & bench connect to water, woods, and sky  
2 Bosh dishwashers  
Thermador 6-burner with warming oven  
Miele Steam oven  
Miele Microwave/convection speed oven  
Miele Large multi-function oven  
Appliance caddies  
Built-in pantry  
Matching catering cart with built-in storage space

## LIVING ROOM

Custom windows  
Scandinavian Design wood fireplace  
Outside to inside wood box (firewood pass-through)  
Hidden speaker cabinets  
Expansive floor to ceiling views of water, islands, mountains & forest.  
Great outlook to bald eagle tree  
Towering pocket sliding door to kitchen for privacy with beauty  
Spectacular sunsets

## MASTER BATH

Two rain showers  
Statement Victoria + Albert soaking tube - Green Bath – made from organic volcanic ash & resin no oil used.  
Blue stone under tub  
Italian glass tile counters  
Heated floors  
Outdoor shower  
Dual sink vanity  
Todo full bidet intelligent toilet  
Floor to ceiling tile with inset shelving  
Separate heat zone

## MASTER SUITE

Custom large door to close off master suite  
Art lighting  
Separate washroom  
Custom Emerald City walk-in closet with pull down feature  
Easy access to laundry/mud room  
Ralph Lauren suede finished walls  
French doors  
Private, corner view to water & islands  
Built-in Ironing board

## ART GALLERY

Off of Connections Gallery  
Gallery lighting  
Inset glass display shelves

## SECOND MASTER SUITE (Main Level)

Custom cabinet  
Kohler fixtures  
Easily used as dedicated office or dedicated bedroom  
Guest shower with strip drain; window to trees & water  
Floor to ceiling tile

## LOWER LEVEL

Currently used as a gym - could be used as family room or bedroom  
Spa bath  
Steam room  
Wine Cellar - naturally cooled with custom build-out rack  
Plumbed for water supply for wet bar/ice machine  
Wool carpet over radiant in-floor heat  
Double French doors open to stone-covered south terrace & forest view  
Indoor/outdoor endless pool

## LIBRARY

Gracious entry from main level  
Coved ceiling with recessed lighting  
Double-sided fireplace to office  
Custom Ralph Lauren suede textured paint color

## UPPER LEVEL

Adjacent guest bedroom for en-suite use

Floor to ceiling glass tile in en-suite

Office or bedroom - built-in desk designed specifically to orient outward to light & trees

Roof top deck

Art room with additional storage

Pass-through gas fireplace

Windows turn all the way around so you can wash them from upstairs

## SKY ROOM / ART STUDIO

Connection to light & trees but internally focused room

Used for art work & as a meditation room

Merino wool carpet

Tiger wood element extended in from the deck

Additional mirroring storage

## EXTERIOR

Hand cut & folded metal siding

Tiger wood decks

Wiring for speakers on patios

Security system

Hot tub

Beautiful concrete work

3-car garage

Workshop

Extensive board-formed structures & retaining walls

Custom Railings

Outdoor grilling area

Gardening beds

Fire pit

Private scenic driveway

## GROUND

230FT of waterfront

1/3 Miles of Trails

Freshwater pond  
5+ acres of wooded land  
Wildlife (whales, deer, eagles, etc)  
Each rock has purpose - bar, bench, table etc)

## VIEWS

San Juan Channel  
Cattle Point Lighthouse  
Strait of Juan de Fuca  
Olympic Mountains  
City of Victoria

# EXTERIOR FEATURES LIST

- > Large lawn accommodates regulation-size croquet, weddings, benefit events, etc.
- > Garden for garden parties, evening wood fires
- > Deck off connections gallery for everyday outdoor experiences
- > South deck for cocktails
- > Upper level library deck providing expansive water, mountain & forest views
- > Bluff seating for close water and marine life connections & quiet time
- > Hot tub deck level with board-formed concrete back drop
- > Two outdoor showers; blue stone retains solar heat
- > Granite entry stairs and paths
- > Stainless steel cable railings
- > Custom-fabricated gate by Craig Winslow; handle evokes former Pioneer Square sculpture
- > Gas-plumbed to torches
- > Board-formed concrete retaining walls
- > Green roof on garage planted in sedums
- > Integrated garden shed
- > Buried propane tank

## GARAGE

- > Architectural break between bays, integrated cedar walls & doors
- > Wood shop with separate heat; double-doors for equipment in/out

- > Fully finished walls with architectural concrete
- > Skylights
- > Polished concrete flooring
- > Heating unit

## PORCH

- > Tigerwood decking; natural finish
- > Notice care taken; mitered corners of metal siding joints
- > Siding transforms blue/green/gold in the light

## PHYSICAL PLANT

- > Geo thermal heat exchanger with over 3000 feet of underground geothermal tubing
- > Boiler serving 11-zone (allowing different temperatures) radiant flooring; internal electric element for back-up traditional heat source
- > Additional domestic hot water heater also supported by the geothermal system (and step down heater) for showers/tap hot water with timed circulation
- > HEPA filter for air quality
- > Built-in vacuum system with kick plate units in kitchen

## OTHER

- > Standing-seam metal & TPO roofing materials
- > Low voltage wiring run to windows & doors. Pulled to panel in laundry/mud room & doors
- > Elevator inspected this spring
- > Generator-ready
- > Water softener-ready
- > Insulation R-value exceeds code
- > Level 5 finish on drywall
- > Built-in audiophile speakers in living room, connections gallery & outside
- > Power buried underground for aesthetics & reliability
- > Four bedroom septic
- > Great well