



Presented by:  
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**Active**  
**R2228590**  
 Board: F  
 House/Single Family

**12654 27A AVENUE**  
 South Surrey White Rock  
 Crescent Bch Ocean Pk.  
 V4A 2N3

Residential Detached  
**\$2,298,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **66.00** Original Price: **\$2,298,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**  
 Depth / Size: **120** Bathrooms: **5** Age: **0**  
 Lot Area (sq.ft.): **7,922.00** Full Baths: **4** Zoning: **RF**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,856.94**  
 Rear Yard Exp: **South** Council Apprv?: \_\_\_\_\_ For Tax Year: **2017**  
 If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**  
 P.I.D.: **004-894-162**  
 Tour: \_\_\_\_\_  
 View: **No** : \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: **No** : \_\_\_\_\_  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LT 5 BLK 1 LD 36 SEC 19 PL 8690**

Amenities: \_\_\_\_\_

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer, Compactor - Garbage, Dishwasher, Disposal - Waste, Garage Door Opener, Microwave, Oven-Built In, Range Top,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10' x 9'2	Above	Bedroom	13'2 x 12'			x
Main	Living Room	12' x 13'	Above	Walk-In Closet	4' x 7'			x
Main	Dining Room	18'2 x 12'4	Above	Bedroom	12' x 12'			x
Main	Great Room	16' x 17'	Above	Bedroom	11'8 x 11'10			x
Main	Kitchen	17'2 x 20'4	Above	Laundry	7' x 7'2			x
Main	Wok Kitchen	6'6 x 13'						x
Main	Master Bedroom	11'10 x 12'						x
Main	Mud Room	6'6 x 8'8						x
Above	Master Bedroom	26'6 x 14'7						x
Above	Walk-In Closet	8'6 x 7'8						x

Finished Floor (Main):	<b>2,046</b>	# of Rooms:	<b>15</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>Yes</b>	Outbuildings	
Finished Floor (Above):	<b>1,697</b>	# of Kitchens:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>					Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>					Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	4	<b>Above</b>	<b>3</b>	<b>Yes</b>					Pool:	
Finished Floor (Total):	<b>3,743 sq. ft.</b>	Crawl/Bsmt. Height:		5	<b>Above</b>	<b>4</b>	<b>Yes</b>					Garage Sz:	<b>21x24</b>
Unfinished Floor:	<b>0</b>	Bed in Basement:	<b>0</b>	6								Door Height:	
Grand Total:	<b>3,743 sq. ft.</b>	Basement:	<b>None</b>	7									
				8									

Listing Broker(s): **RE/MAX Colonial Pacific Realty** **Angell Hasman & Assoc.Rlty.Ltd**

**RARE OFFERING - SENSATIONAL FORMER LOTTERY HOME!** This luxurious contemporary residence is situated on a large 7,900+ sqft lot in desirable Crescent Heights. Built to the highest standards by Monument, this designer home articulates an elegance & quality that is sure to impress! Boasting 3,700+ sqft, this 5 Bedroom & 5 Bathroom family home offers a grand entry foyer with living rm + office, a comfortable great room w/ a designer fireplace, a large gourmet kitchen w/ adjoining WOK kitchen, a garden-side eating area, a bedrm on the main floor, an impressive temp-controlled wine display, a covered outdoor patio & much more! 4 bedrooms on the upper level, all with ensuites for added convenience. LOCATION: Minutes to the beach, parks, schools + amenities!