



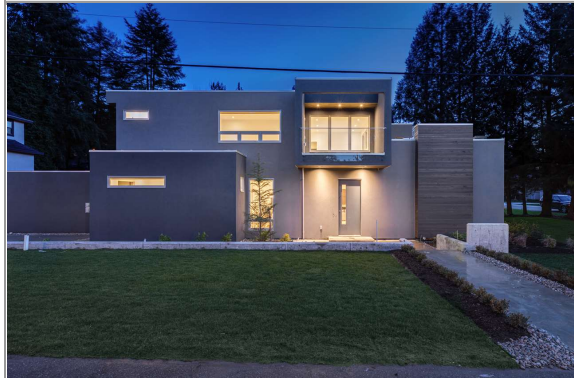
Presented by:
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Active
R2233805
 Board: F
 House/Single Family

12768 26B AVENUE
 South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 3T3

Residential Detached
\$2,428,000 (LP)
 (SP)



Sold Date: Frontage (feet): **120.00** Original Price: **\$2,428,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2018**
 Depth / Size: **67** Bathrooms: **5** Age: **0**
 Lot Area (sq.ft.): **8,059.00** Full Baths: **4** Zoning: **RF**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,509.11**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **010-252-827**
 Tour:
 View: **No**
 Complex / Subdiv: **Ocean Park/Crescent Beach**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 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: **Lane**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: **1 Block** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **PL 16835 LT 16 LD 36 SEC 19 TWP 1 PARCEL A, PART SE 1/4.**

Amenities:

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Pantry, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6" x 15'	Above	Bedroom	12' x 15'			x
Main	Foyer	8' x 23'6"	Above	Bedroom	12' x 14'			x
Main	Dining Room	12' x 23'6"			x			x
Main	Den	12' x 12'			x			x
Main	Mud Room	8' x 9'			x			x
Main	Pantry	11'6" x 5'6"			x			x
Main	Great Room	45' x 18'			x			x
Above	Master Bedroom	20' x 14'			x			x
Above	Walk-In Closet	14' x 7'			x			
Above	Bedroom	15'6" x 11'6"			x			

Finished Floor (Main): **2,295**
 Finished Floor (Above): **1,559**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,854 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,854 sq. ft.**

of Rooms: **12**
 # of Kitchens: **0**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	3	No
4	Above	3	Yes
5	Above	3	Yes
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

This spectacular newly built DREAM HOME is located in the most coveted & sought after Crescent Heights enclave in South Surrey & is minutes from Crescent Beach, parks, trails, the finest schools, shopping, the marina & more! This brilliantly designed & luxuriously appointed modern masterpiece offers 3700+ sqft of spacious living & was created to offer a wonderful indoor-outdoor lifestyle like no other. The home boasts a grand entrance w/ floating staircase, soaring ceilings & incredible entertaining-sized principal rooms. Nestled on the upper level you'll find 4 oversized bedrooms + 4 full bathrooms (including a show-stopper master ensuite). Built without compromise in finish, detail & luxury. Open Jan 27 & Jan 28 from 2-4PM.