



Presented by:
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Active
R2235145
 Board: F
 House/Single Family

2340 CHRISTOPHERSON ROAD
 South Surrey White Rock
 Crescent Bch Ocean Pk.
 V4A 3L4

Residential Detached
\$3,388,000 (LP)
 (SP)



Sold Date: Frontage (feet): **71.00** Original Price: **\$3,388,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2018**
 Depth / Size: **160** Bathrooms: **6** Age: **0**
 Lot Area (sq.ft.): **10,260.00** Full Baths: **4** Zoning: **RF**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$4,636.97**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-055-458**
 Tour:

View: **Yes: Ocean and Gulf Islands View**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Wood**

Total Parking: **10** 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: :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 91 PLAN NWP53043 PART 1 NW SEC 18 TWP 1 LD 36**

Amenities:
 Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Heat Recov. Vent., Oven-Built In, Pantry, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 8'7	Main	Pantry	5'2 x 4'7			x
Main	Living Room	11'7 x 13'3	Above	Master Bedroom	18'1 x 19'11			x
Main	Dining Room	12' x 15'	Above	Bedroom	12'3 x 12'11			x
Main	Kitchen	19'8 x 10'7	Above	Bedroom	14'3 x 10'7			x
Main	Recreation	13'10 x 18'10	Above	Bedroom	12'1 x 12'1			x
Main	Wok Kitchen	8'5 x 7'3	Above	Flex Room	8' x 14'			x
Main	Dining Room	10'6 x 11'7	Above	Den	11'8 x 13'4			x
Main	Family Room	17'10 x 19'10	Above	Walk-In Closet	11'1 x 8'10			x
Main	Eating Area	10'3 x 19'8						
Main	Laundry	14' x 8'5						

Finished Floor (Main):	2,316	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,221	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,537 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	4	Yes	Door Height:
Grand Total:	4,537 sq. ft.	Basement:	None	6	Above	4	Yes	
				7				
				8				

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

"FRENCH COUNTRY MEETS MODERN LIVING!" Welcome to this elegant 2-Story home nestled amongst multi-million dollar homes beside waterfront park "Christopherson steps". Pass through the arched covered entry, french doors open to reveal the foyer with your formal dining and a spacious living rm. The family room has a F/P, open to the Gourmet Kitchen, a butler's pantry and Wok kitchen. 2 double bi-fold doors lead to the rear outdoor living. Nearby, multiple purpose rm has wet bar, half bath. Coffered ceiling office, laundry/mudroom is located by the double garage. Upstairs, enjoy beautiful ocean views or read your favourite book in the library. Private master bdrm has sitting area, luxurious bathrm, walk in closet. additional 3 very large ensuites plus secret rm offering endless possibilities.