



Presented by:
Amanda Walker
 HomeLife Benchmark Rlty.(W.R.)
 Phone: 604-531-1111
 www.whiterockwalker.com
 amandawalker4@shaw.ca



Active **12618 27A AVENUE** Residential Detached
R2071865 South Surrey White Rock **\$2,588,000 (LP)**
 Board: F Crescent Bch Ocean Pk. (SP)
 House/Single Family V4A 2N3



Sold Date: Frontage (feet): **65.90** Original Price: **\$2,588,000**
 Depth / Size (ft.): **119.9** Bedrooms: **5** Approx. Year Built: **2016**
 Lot Area (sq.ft.): **7,896.00** Bathrooms: **5** Age: **0**
 Flood Plain: Full Baths: **5** Zoning: **RF**
 Rear Yard Exp: Half Baths: **0** Gross Taxes: **\$3,666.88**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**
 P.I.D.: **011-343-206**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed, Stone, Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Renovations: R.I. Plumbing: Seller's Interest: **Registered Owner**
 # of Fireplaces: **2** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Electric, Gas - Natural** PAD Rental:
 Water Supply: **City/Municipal** Fixtures Leased: **No**
 Fuel/Heating: **Heat Pump, Radiant** Fixtures Rmvd: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Hardwood, Mixed, Tile**
 Type of Roof: **Asphalt**

Legal: **LOT 9 BLOCK 1 SECTION 19 TOWNSHIP 1 PLAN 8690 NWD PART SE 1/4**

Amenities:
 Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Security System, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 23'	Main	Walk-In Closet	6'6 x 6'			x
Main	Living Room	13' x 13'	Above	Loft	11'1 x 14'8			x
Main	Dining Room	11'6 x 13'	Above	Master Bedroom	14' x 17'			x
Main	Butlers Pantry	5'4 x 6'	Above	Walk-In Closet	10'8 x 7'8			x
Main	Kitchen	12'8 x 19'	Above	Bedroom	11'6 x 13'6			x
Main	Nook	9' x 9'	Above	Bedroom	15'1 x 11'1			x
Main	Family Room	16' x 17'	Above	Bedroom	13' x 13'			x
Main	Bedroom	15' x 13'6						x
Main	Laundry	12'1 x 6'4						
Main	Wok Kitchen	6'6 x 10'1						

Finished Floor (Main):	2,134	# of Rooms:	17	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,915	# of Kitchens:	2	1	Main	5	Yes					Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes					Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	Yes					Pool:
Finished Floor (Total):	4,049 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes					Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	3	Yes					Door Height:
Grand Total:	4,049 sq. ft.	Basement:	Crawl	6								
				7								
				8								

Listing Broker(s): **HomeLife Benchmark Rlty.(W.R.)**

Brand new, 7896 sq.ft, south facing backyard, gorgeous family home in the beautiful Ocean Park area. Minutes away from Crescent Beach. This house offers a master bedroom on the main floor, second master on the 2nd floor with 3 good size bedrooms with its own bathrooms! Grand entrance, livingroom, formal dinning room with butler's pantry. Open layout kitchen with huge island and a wok-kitchen for the Chef of the house! With soaring ceiling, huge chandelier in the family room, it has huge windows and a 100" fireplace for the whole family to enjoy! Floor heating, A/C. South private backyard with covered patio for party and entertainment. Quiet neighbourhood, great schools (Elgin Park Sec.), perfect home! Come and get your keys!!