

# 12833 CRESCENT ROAD CRESCENT POINTE ESTATES

## POOL

- 42 Feet x 20 Feet
- Concrete Swimming Pool Constructed in 1988 by American Pools
- Salt Water
- Aqualogic Digital Furnace
- Ozonator for Salt Water
- Sunk-in Feature – Protects Pool from Environmental Elements (Wind)
- Filtration and Light commands – Controllable Inside & Out
- Cabana Off Pool Area (Changing Room, Shower, Bathroom Toilet & Sink)

## TENNIS

- 55 Feet x 115 Feet
- Surrounded by Maturely Manicured Hedging and Chair Link Fence
- Lighting for Night Time Playing
- Five Year Old Tournament Quality Court
- Championship Surface
- Lots of Room for Viewing Gallery



## MECHANICAL ROOM

- Olsen Ten Zone High Efficiency Boiler
- Radiant Baseboard Heating
- Fresh Air Exchange
- 200 Amps



平面圖及更多房屋錄像，可登入 [www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

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it's important to Me



HUGH & MCKINNON  
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14007 North Bluff Road, White Rock

## **PARKING**

- **Total of 7 Car Garages**
- **Main House – Double Garage (22'7 Feet x 20'8 Feet)**
- **Coach House – Triple Garage (25'11 Feet x 23'11 Feet)**
- **Guest House – Double Garage (23'3 Feet x 19'2 Feet)**
- **Concrete Parking Driveways**
- **Parking for 21 Cars**

## **COACH HOUSE**

- **1,155 sq ft of Rentable Living Space**
- **Ocean View**
- **Attached Triple Garage (930 sq ft)**
- **Covered Patio (11'2 Feet x 9'7 Feet)**
- **Access to Property off 128<sup>th</sup> (2870 128<sup>th</sup> Street)**

## **GUEST HOUSE**

- **619 sq ft – Studio Size Living Area**
- **Attached Two Car Garage (451 sq ft) plus Carport**
- **Located Behind Tennis Court**



## **KITCHEN**

- **Cabinetry by Boundry Bay Mill Work – Custom Maple**
- **Painted – 2013**
- **Measurements – 19'5 Feet x 16'2 Feet**
- **Thermadore Double Ovens – 48 Inch Six Burner Plus Grill**
- **Thermadore Commercial Grade Venting Hood with Warming Lights and Shelf**
- **Thermadore Warming Drawer**
- **Grohe Taps**
- **Granite Countertops**
- **Granite Eating Bar with Four Stools**
- **Prep Sinks**
- **Sub Zero Fridge/Freezer**
- **Walk-in Pantry**
- **Maple Covered Deck off Kitchen**

## **FORMAL DINING ROOM**

- **Alabaster Chandelier**
- **13'11 Feet x 12'7 Feet**
- **Jatoba Brazilian Cherry Flooring – Hand Finished in Place**
- **Bevelled Solid Wood French Doors with Baldwin Hardware**

## **LIVING ROOM**

- **Full Wall Stacked Flagstone Fireplace from Floor to Ceiling**
- **Substantial Maple Mantle**
- **Vermont Half Moon Natural Gas Fireplace with Very Large Hearth**
- **20'8 Feet x 18'6 Feet**
- **Crowns and Mill Work**
- **Vaulted Ceilings**
- **Jatoba Brazilian Cherry Flooring – Hand Finished in Place**
- **Etched Glass Windows**
- **Solid Pine Doors with Emtek Hardware & Raised Panels – Stained & Hand Glazed**
- **Built-in Speakers with Separate Volume Controls in Every Room**

## **MASTER BEDROOM**

- **Massive Walk-in Closet**
- **15'3 Feet x 14'5 Feet**
- **Gas Fireplace with Large Mantle and Forged Steel Front**
- **Limestone Fireplace Wall**
- **Crowns and Mill Work**
- **Professional Quality Lighting Fixtures**
- **Chair Rail Around Walls**
- **French Doors Leading to Patio**
- **View of Eastern Sunrise from the Bed**
- **View of Pool, Ocean & North Shore Mountains**
- **All Bedrooms in Home have Sitting Areas & Ensuite Bathrooms**

## **MASTER BEDROOM ENSUITE**

- **Alder Custom Cabinetry**
- **Measurements – 15'5" x 12'9"**
- **Limestone Honed Polished Flooring**
- **Granite Countertops**
- **Kohler Fixtures**
- **Nu-Heat In Floor Heating**
- **Walk-in Shower with Frameless Glass Enclosure & Body Sprayers**
- **Jetted Tub**
- **Two Privacy Toilets**

## **FOYER**

- **Custom Double Entry Doors**
- **15'3 Feet x 10'1 Feet**
- **Crowns and Mill Work**
- **Solid Doors with Emtek Hardware & Raised Panels – Stained & Hand Glazed**
- **Slate Flooring with Granite Inlay**
- **Formal Powder Room with Pedestal Sink & Kohler Fixtures**



## **MUD ROOM/LAUNDRY ROOM**

- **Slate Flooring**
- **14'3 Feet x 13'5 Feet**
- **Solid Maple Custom Cabinetry**
- **Mud Room Leads to Garage**
- **Built-in Dog Feeding Station**
- **Meile High Efficient Washer & Dryer**
- **Storage Area for Hobbies with Solid Oak Cabinetry**
- **Solid Doors with Emtek Hardware & Raised Panels – Stained & Hand Glazed**



## **OFFICE (UPSTAIRS)**

- **Built-in Solid Custom Cabinetry with Separate Storage Area**
- **15'4 Feet x 13'1 Feet (Storage Area 9'9 Feet x 6'11 Feet)**
- **Secret Fort for Children**
- **Half Sawn Oak Cabinetry with Ripple Effect in Grain**
- **Raw Materials Used Extensively Throughout Home**
- **Tiffany Reproduction Light Fixture**
- **Large Balcony with View of Ocean & North Shore Mountains**
- **Sitting Area with Slate Backsplash**

## **GAMES ROOM (DOWNSTAIRS)**

- **Wet Bar & Wine Fridge**
- **24'8 Feet x 13'6 Feet (Wine Cellar 18'10 Feet x 3'5 Feet)**
- **Carpeted**
- **Oak Cabinetry**
- **Maple Countertops**
- **Rough-in for Secondary Laundry Room**

## LIBRARY

- Vaulted Ceilings
- Skylight
- 30'0 Feet x 12'2 Feet
- Triple French Doors Leading to Patio & Pool Deck
- Majestic Vermont Castings Triple Sided Fireplace
- Emtek Hardware in Forged Bronze

## GENERAL INFORMATION

- Sewer Line off 128<sup>th</sup> Street
- Extensive Slope Stabilization Report Done in 2008
- All Slope Work Done by the Supervision of Engineers in 2001
- Slope Protection Installed in December 2000
- Slope Stabilization Shotcrete on the Retaining Wall (38 Meters in length and 4.5 Meters in Depth)
- 128 Trees and Shrubs Planned to Assist in Continued Slope Stabilization
- Monitored Alarm by Chubb
- Four zone Irrigation System
- Greenbelt to the North & 150 Meters Plus to the East

