

FEATURES

LOT AND LOCATION

- **WATER FRONTAGE: 229 FEET**
- WATERFRONT Lot Size (Both Properties): 79,506 sqft
- 394 Feet Bordered by Greenbelt to the North – City Parkland with River Access
- Four Zone Irrigation Systems
- Pacific Engineers in 2001 – Slope Stabilization
- Sewer 2004
- Parking in Garages for 6+ Vehicles (3 Garages)
- Security Gated Property

INTERIOR

FOYER

- Measurements – 15'3 x 10'1
- Custom Double Entry Doors
- Crowns & Millwork
- Solid Pine Doors with Raised Panels – Strained & Hand Glazed with Emtek Hardware
- Slate Flooring with Granite Inlay
- Formal Powder Room with Pedestal Sink & Kohler Fixtures

FORMAL LIVING ROOM

- Measurements – 20'8 x 18'6
- Full Wall Stacked Stone Fireplace from Floor-to-Ceiling
- Substantial Maple Mantle
- Vermont Half Moon Natural Gas Fireplace with Large Hearth
- Crowns & Millwork
- Vaulted Ceiling
- Brazilian Cherry Jatoba Flooring Hand Finished in Place
- Etched Glass Window
- Solid Pine Doors with Raised Panels – Stained & Hand Glazed with Emtek Hardware
- Built-in Speakers with Separate Volume Controls in Every room – Main Brain in Family Room

2870 128 STREET, CRESCENT POINTE ESTATES, SOUTH SURREY

FORMAL DINING ROOM

- Measurements – 13'11 x 12'7
- Alabaster Chandelier
- Brazilian Cherry Jatoba Flooring Hand Finished in Place
- Bevelled Solid Wood French Doors

KITCHEN

- Measurements – 19'5 x 16'2
- Custom Maple Cabinetry by Boundary Bay Mill Work
- Double Ovens 48 Inch Six Burner Plus Grill by Thermadore
- Commercial Grade Venting Hood by Thermadore with Warming Lights & Shelf
- Warming Drawer
- Grohe Taps
- Granite Countertops & Island with Seating
- Prep Sinks
- Subzero Fridge/Freezer
- Walk-in Pantry
- Deck & Pool Access Kitchen

GYM

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

MASTER BEDROOM

- Measurements – 15'3 x 14'5
- Massive Walk-in Closet – 19'7 x 7'3
- Gas Fireplace with Large Mantle & Forged Steel Front
- Cultured Limestone Feature Fireplace Wall – Natural Gas
- Crowns & Millwork
- Quality Lighting Fixtures
- French Doors Lead to Patio/Pool
- Views Eastern Sunrise from the Bed
- Views Pool, Ocean & North Shore Mountains

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MASTER BEDROOM ENSUITE

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

OFFICE (UPSTAIRS)

- Measurements – 15'4 x 13'1 (Storage Area 9'9 x 6'11)
- Built-in Solid Oak Custom Cabinetry with Separate Storage Area
- ¼ Sawn Oak Cabinetry with Ripple Effect in Grain
- Raw Materials Used Extensively Throughout Home
- Tiffany Reproduction Light Fixture
- Large View Balcony of Ocean, North Shore Mountains & Sunsets

BILLIARDS/MEDIA ROOM (DOWNSTAIRS)

- Measurements – 24'8 x 13'6
- Wet Bar & Wine Fridge Plus Wine Room (18'10 x 3'5)
- Oak Cabinetry & Marble Countertops
- Rough-in for Secondary Laundry

MECHANICAL ROOM

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

EXTERIOR

POOL

- Concrete Swimming Pool Constructed in 1988 by American Pools
- Salt Water – Ozonator for Salt Water
- Aqualogic Digital Furnace
- Sunk-in Feature Protects Pool from Environmental Elements (Wind)
- Filtration & Light Commands Controllable Inside & Out
- Cabana off Pool Area (Changing Room, Shower, Bath, Toilet & Sink)

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TOURNAMENT TENNIS COURT – 55 FEET X 115 FEET

- Surrounded by Maturely Manicured Hedging & Chain Link Fence
- Lighting for Night Time Playing
- Championship Surface
- Viewing Gallery

GARAGES

- Main House – Attached Double Garage 21'2 x 16'4
- Coach House – Triple Garage 35'11 x 23'11
- Guest House – Double Garage 23'3 x 19'2

OCEAN VIEW COACH HOUSE – 2,085 SQFT

- 930 sqft Triple Garage (Lower Level)
- 1,155 sqft 1 Bedroom/1 Bath with Laundry (Upper Level)

GUEST HOUSE – 1,070 sqft

- 451 sqft Double Garage & Single Covered Parking
- 619 sqft 2 Level 1 Bedroom/1 Bath (Bedroom on Upper Level)