

FEATURES

LOT AND LOCATION

- Crescent Heights South Surrey
- Architect – Shawn Blackwell
- Builder – Urban Legacy Development Inc.
- Lot Size: 21,780 Square Feet / Frontage: 54 ft & Depth: 188 ft x 258 ft
- Dual Access to Parking
- Short walk to Shores of Crescent Beach, Restaurants, Shops & Services in Ocean Park Village
- Easy access to Hwy 99
- School Catchments: Crescent Park Elementary and Elgin Secondary

EXTERIOR

- Full Security System with Cameras / Automated View Control 4
- Security Gated Entry at the Front and Rear of Property
- Privacy Fencing, Both Around Pool Area and Perimeter of Property
- Concrete Patios, Open and Covered South Facing Exceed 2300 sqft
- Vaulted Timber Frame Covered Year-Round Patio with Enormous Gas Fireplace
- Southern Exposed Concrete 36'2 x 17'10 Swimming Pool (2018 by Aloha Pools) & Tiled Hot Tub, Both with Safety Automated Retractable Covers, Wide Pool Deck Surround Installed 2017
- Built-in Commercial DCS Outdoor BBQ Kitchen
- Outdoor Low Voltage Lighting and Iron Chandeliers
- Artificial Turf Lawns, Landscaped Garden Beds
- Full Irrigation System with Multiple Zones on the Property
- Creative Children's Playhouse and Playground Area

INTERIOR

- Custom Build 2015 Builder: Urban Legacy Development Inc.
- Renovated in 2017 Rick Penner of Rodell Homes
- French Country/Tuscan Design
- Central A/C, Home Automation
- Vaulted 24 Feet, Standard 10 Foot Ceilings on Main
- Staircase with Turned Iron Rails and Juliet Balcony Overlooking Great Room
- Floor-to-Ceiling Feature Walls
- Wide Oak Hardwood Floors on All Levels
- Quality Windows and Doors, Transom Windows
- Generous Built-in Storage Areas
- All Solid Core Doors, Over Height & Heavy-Duty Hardware
- 5 Point Locking System Doors
- Built-in Vac System

FOYER

- Measurement – 10'10 x 8'5
- Elegant Front Doors
- Grand Foyer Entry
- Coat Closet

OFFICE (MAIN LEVEL)

- Measurement – 13'8 x 11'10
- Vaulted to 24 Feet
- Built-in Librar Shelving
- Secret Room thru Bookcases: Reading Room – 10'9 x 14'0

LIVING ROOM /GREAT ROOM

- Measurement – 21'9 x 17'9
- Vaulted to 24 Feet
- Exposed Timber Beams
- Large Focal Natural Gas Fireplace with Stone Surround
- Multiple Access Doors to Covered Decks – Perfect for Entertaining Flow
- Feature Wall Brick Archway – 24 Foot

KITCHEN

- Measurement – 21'9 x 14'4
- Large Marble Island
- Mosaic Back Splash to Bottom of Cabinets
- Seating for Six with Prep Sink at Island
- South Facing Picturesque Windows Overlooking Pool Courtyard
- Custom Cabinetry, Counter-to-Ceiling with Ample Storage Options
- Extensive Counter Space
- Pendant Lighting
- Appliance Package in the Kitchen:
 - Six Burner Wolf Stove with Commercial Venting
 - Integrated Miele Fridge/Freezer
 - Miele Speed Oven/Microwave
 - Miele Steam Oven
 - Miele Dishwasher
 - Pot Filler
- Marble Butler's Bar/Coffee Station with Built-in Miele Cappuccino Machine and Storage
- Wok Kitchen with Full Appliance Package/Can Integrate to Suite

EATING AREA OFF KITCHEN

- Measurement – 21'9 x 9'10
- Open Concept
- French Doors with Access to Covered Patio & Outdoor Kitchen
- Views the Full Fireplace in Great Room

FORMAL DINING ROOM

- Measurement – 15'11 x 11'10
- Wainscoting and Millwork
- Serving Centre & Butler's Bar
- Bank of Windows Offer Natural Light that Overlooks Gardens
- Second Formal Powder Room off Foyer/Dining area
- Wine Room Adjacent to Dining Room ½ Floor Down

FAMILY ROOM/MEDIA ROOM

- Measurement – 18'11 x 14'0
- French Doors with Access to Hot Tub & Pool Deck

SECOND MASTER BEDROOM WING ON MAIN OR NANNY/CAREGIVER SUITE

- Measurement – 16'5 X 15'2
- 5 Piece Ensuite with Double Vanity
- Stacker Washer/Dryer
- Walk-in Closet (6'2 x 4'4)
- French Doors to Covered Private Patio with Garden
- Natural Gas Fireplace with Mantle
- Separate Entry
- Access to Wok Kitchen Can integrate to Become a Suite

LAUNDRY (MAIN)

- LG Washer/Dryer
- Built-in Cabinetry with Undermount Lighting
- Convenient Sink & Granite Surfaces
- Second Powder Room on Main

MUD ROOM

- Six Lockers with Dual Storage Drawers for Each Locker
- Limestone Floors
- Key Centre
- Built-in Pantry Storage
- Access to Triple Garage

TRIPLE GARAGE

- Measurement – 30'11 x 21'2
- Specialty Flooring
- Access to Utility Room and Powder Room
- Wide Driveway and Extra High Door for RV'S

MASTER BEDROOM (TOP LEVEL)

- Measurement – 17'10 x 15'11
- Southern Exposure Overlooks Gardens and Pool Area
- Natural Gas Fireplace with Mantle
- 15 Foot Vaulted Ceiling, Flattened at Peak
- Built-in Dressing Table with Marble Surface
- "His and Her" Walk-in Closets
 - Dark Hardwood Finished Closets
 - Ample Hanging Area (Various Heights)
 - Plenty of Shelving for Shoes and Purses
- Five Piece Ensuite:
 - Free Standing Oval Tub with Riobel Hardware
 - Walk-in Shower Frameless Glass with Pebble Floor,
 - Rain Shower Head and Handheld Riobel
 - Dual Sinks with Riobel Hardware
 - Custom Cabinetry
 - Elegant Marble Flooring with Nu Heat
 - Water Closet with Toto Toilet
 - Large South Facing Window with frosted glass

SECOND BEDROOM (UPPER LEVEL)

- Measurement – 12'2 x 11'0
- Walk-in Closet – 5'4 x 3'9
- 3 Piece Ensuite

THIRD BEDROOM (UPPER LEVEL)

- Measurement – 13'6 x 10'10
- Walk-in Closet – 4'5 x 4'0
- Jack & Jill Ensuite

FOURTH BEDROOM (UPPER LEVEL)

- Measurement – 13'5 x 11'10
- Walk-in Closet – 6'0 x 4'0
- Jack & Jill Ensuite