



Welcome to 1893 128A Street ‘OCEAN PARK’

Offered For Sale @ \$1.348

2-5-10 WARRANTY***

DESIGNED to be a GENEX LOTTERY HOME ***

OCEAN PARK. GENEX home "The Windham" – 3 years young - in a quiet cul-de-sac in desirable Ocean Park. This Master Main plan includes walk-out Basement. 4254 sq feet. Prominent Great Room Features Indoor/Outdoor Fireplace, Vaulted Ceilings & Wood Entertainment Centre. Gourmet/Entertainers Kitchen features LG, Kitchenaid, Bosch and extended Butler's Pantry and Walk-in Pantry with Fridge/Freezer access. Sunwood design gourmet 14' granite island kitchen. Huge master suite has a spacious walk-in closet and elegant/spa ensuite bath with walk-in glass block shower and stylish feature tub. Large covered porch off kitchen with Indoor/Outdoor Fireplace for summer BBQs and huge west facing deck, fully covered. Basement features cultured stone fireplace and wet bar with feature stone wall. Suite: One Bedroom, Granite Kitchen, 3 piece bath and Electric Fireplace in Bedroom. Oversized Garage. Extended Parking in Rear and front. Large open Decks & patios on two levels, overlook 8428SF lot which boasts Tree Views. + + +

Age: 3 years
 Legal Description: PL BCP24050 LT5 LD36 SEC17 TWP1
 Gross Taxes: \$5608.59 (2010)
 Zoning: CD
 Lot Dimensions: 8428 sq feet
 Square Footage: Main Floor: 1950 sq feet
 Upper Floor: 671 sq feet
 Basement Finished: 1633 sq feet INCLUDES SUITE
GRAND TOTAL: 4254 sq feet
 Garage: oversized; 23' x 22' – 9' doors
 Patios & Decks: front & rear / extended living w Fireplace

OCEAN PARK—IDEALLY LOCATED IN SOUTH SURREY—IN A QUIET CUL-DE-SAC.

FEATURES OF THIS HOME:

MAIN LEVEL:

FOYER	Engineered Hardwood Flooring; Glass & Wood Designer Front Door, Overheight Vaulted open entry, Chandelier
DINING ROOM or OFFICE	Millwork detail, Chandelier, Engineered Hardwood, High Ceilings, High profile Crown & Mouldings
GREAT ROOM	Prominent Wood & Tile Surround Mantle with Indoor/Outdoor Gas Fireplace, 20'+ Vaulted open height, High profile Crown & Moulding; Designer Built-in Wood Entertaining unit up to 60" TV; open to Eating Area and Gourmet Kitchen for Gastronome Entertaining, VIEW of trees through Designer UV Treated Windows, Fan
KITCHEN	Solid Maple Cabinetry w Glass Door Features, Tumbled Limestone Backsplash, Granite Countertops w large Undermount Sink/garburetor, Walk-in Pantry, 14'x4' Granite Island, 42" Kitchenaid Range/Oven w Warming Tray & Six Burner Gas Cooktop-dual Electric Oven, powerful Stainless Steel Hood Fan; Kitchenaid Built-in Microwave, Top of the Line LG Fridge w ice & water; Bosch Dishwasher, fine Faucet set, Phone Desk, Solid Engineered Hardwood & Ceramic Tile Flooring, Halogen under Cabinet Lighting, Lighting above Island, Open access to Patio BBQ Deck & Outdoor Entertaining Centre with Extended covered Decking-various sitting areas, & Indoor/Outdoor Gas Fireplace, Separate Pantry, View of Trees through Great & Eating; Wine Rack

EATING AREA	Open to Kitchen & Great, Chandelier, View of Trees, Engineered Hardwood, direct access to Rear Deck
BUTLER'S PANTRY	Open to Kitchen, Walk-in, Solid Maple Cabinetry, Granite Countertops w Room for Computer Seating, Upper cabinets & Pantry with full-sized Fridge/Freezer
POWDER ROOM	Two piece, Solid Maple Cabinetry, undermount Kohler sink with fine hardware
LAUNDRY ROOM	Available Stacker Washer Dryer in Master on Main Access
MASTER ON MAIN	His & Hers Large Walk-in-Closet with Professional Organizers, Cable, Spacious, views of Rear BBQ Deck, Trees and Rear yard access; Coffered Ceiling with Fan; Walk-out access to the West Covered Deck Entertaining Area and Rear Yard
SPA ENSUITE	Five piece, His & Hers Double Sinks with fine Hardware, Vanity Mirrors, Stand-alone Elegant Soaker Tub, Extreme/Spa walk-in Shower with Feature Curved Glass Block Wall, Toilet Closet, Ceramic Tile Floor & Tub Base & Wall, His & Hers Solid Maple Vanities
OUTDOOR DECK	420 SF Entertainer's Dream Rear West Patio BBQ Deck and Outdoor Entertaining Centre with Extended covered Decking- various sitting areas, and Indoor/Outdoor Gas Fireplace, Natural Gas Hookup; Sound Speakers wired to Great room; View of Trees; Access to Rear Parking / Garage & Yard
STAIRCASE	Prestigious Custom Railing-Solid wood & wrought-iron; extra wide Stairwell with Wood Runners
DESIGN	Genex Design

UPPER LOFT:

2 BEDROOMS

2 Large Bedrooms fully Ensuted with 4 piece Bathrooms;
Open to below Great Room/Deck/Treed Views; Niche
Landing; Open also to Front Door and Fine Stairwell Millwork

BASEMENT:

SUITE

One Bedroom, 3 piece Bathroom w Shower, Wood Cabinetry,
Laminate counters in bath, Full Kitchen, Electric Fireplace in
Bedroom; Granite Counters-Kitchen; Separate French Door
Entrance; Private covered 10'x14' Patio; 500SF Suite;
Rental:\$750-800 ; GREAT space for visiting family, In-law
suite, Nanny suite, or Guests; completely separate

BASEMENT:

RECREATION ROOM

WET BAR

Granite, Solid Wood Cabinetry, Feature Cultured Stone wall,
Space for Bar Fridge,Walk-out Basement to Rear Yard &
Garage; Cultured Stone Electric Fireplace in Recreation
Room; Mantle adequate for 55" TV, ample space for Billiards
Table

STORAGE ROOM

Spacious; 3 separate Storage Areas with Shelving

LAUNDRY

Separate; space for Full-sized Washer/Dryer; Laminate
Counter; Extended closet/shelving/storage

ADDITIONAL FEATURES OF THIS HOME:

- Custom Built home by Genex
- 2-5-10 Homeowners Warranty
- Designed to be a Genex Lottery Home – Designer Floorplan & Features
- Situated with an western exposure backyard backing onto Sweeping Treed Views
- High-Efficiency Forced Air Heating
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Crown Moulding thru-out
- Designer Paint
- 2x6 Construction with Silent Floor System
- 20' Vaulted Ceilings on Main, 9' Ceilings in Basement/Main & Upper
- Cablevision Outlets in all Bedrooms & Offices
- CAT5 Hub & CAT5 for Internet thru-out
- Lights in Closets
- Fine Hardware on all Doors
- Double Car Garage with 8' Door Clearance
- Natural Gas Line for Barbeque @ Rear Deck
- Solid Doors thru-out – no bi-folds
- 2 Levels of Deck/Patios:
Upper Covered Wrap-around : 420 SF
Front & Rear Concrete: Front 10'x7' and Rear-Covered: 14'x10'
- 40 year Asphalt Roof
- Designer Exterior with Cultured Stone ; & Cedar Siding
- In-ground Sprinkler System; front & rear
- Built-in Security System
- Built-in Vacuum System
- Professional Landscaping
- Designer windows with UV Treatment thru-out
- 2" Polywood Blinds thru-out
- Garage: oversized ; 23'x22' ; 9' doors
- Parking: Front & Rear: 2 car covered garage; Rear Driveway 4 cars
- SCHOOL CATCHMENTS:
Elementary – Laronde (French immersion) / Crescent Park / Ocean Park
Secondary - Elgin

See online Virtual 360 Tour @
www.evonmayer.com

E. & O.E.

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