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## Welcome to 12929 Crescent Road OCEAN PARK ESTATE LIVING

Offered For Sale

**WHITE ROCK ESTATE/WATERFRONT & OCEANVIEW Rare & Exclusive Estate property/Prestigious Crescent Road Neighbouring the South Surrey Peninsula's most expensive properties. Exclusively Private Land is 3-Acres Inclusive of Ocean Waterfront Shoreline all the way to the Top of Crescent Rd. High Elevation Landscaped Estate with SOUTH Light is the 4th Largest WATERFRONT Estate in all of South Surrey/White Rock. 6500sf Home on 3-levels with Pacific Oceanviews and bathed in natural light and sunshine. Custom built in 2002. Over 2096sf of decks & patios both open and covered. High Ceilings throughout. Remote gated entry/Executive Driveway. Oversized 3-car garage + Detached Double Garage/Workshop with power for Tesla. Quality construction Features Grand Interior/Exterior. Security System throughout with remote cameras. Incredible Master Suite boasts extensive OCEANVIEWS & appointed w/ luxurious pampering Ensuite. 6-bedrooms all Ensued. Hardwood & Granite throughout. Maple cabinets/Gourmet Chef's Dream kitchen/oversized granite island. Beautifully Landscaped gardens feature rare trees and flowering plants. This truly is your own private oasis High above Crescent Beach. Three levels of Decks offer unobstructed Ocean & Mountain views toward WEST Sunsets, NORTH Shore Mountains, and stunning Farmland in the Nicomekl River Valley to the NorthEast. **PRESTIGIOUS PROPERTY****

Age: 18 years  
Legal Description: LT 1, LD 36, SEC 20, TP1, NW 1/4 PL 73190  
Gross Taxes: \$21,904.43 (2017)  
Zoning: RA  
Lot Dimensions: 128,838 sq feet 3-Acres  
Square Footage: Main Floor: 2496 sq feet  
Upper Floor: 2329 sq feet  
Basement Finished: 1675 sq feet  
**GRAND TOTAL: 6500 sq feet**  
Garage: 1535sf oversized; 3-car-PLUS Detached Double  
Patios & Decks: 2097sf front & rear / OCEANVIEWS

CRESCENT RD ESTATES-CENTRAL LOCATION- GOOD FENG SHUI- PRESTIGIOUS

### **FEATURES OF THIS HOME:**

VIEW: Private Oceanview at the top of Crescent Road, Pacific Ocean, Blackies Spit, Mud Bay, North Shore Mountains, The Lions, Golden Ears, Vancouver, Burnaby, Delta, Crescent Beach Marina, Unobstructed Mountain Views, Evening City Lights, Grouse/Seymour/Cypress, Local Train, Donia Farms in the Nicomekl Valley, West Sunsets

LAND: 3-Acre Estate is the 4th Largest WATERFRONT Estate in all of South Surrey/White Rock; Exclusive/Inclusive Ownership of WaterFront Shoreline all the way to the High Elevation of the top of Crescent Rd., South natural Light, Privately Secure Gated Estate, Motion & Light Activated Private Driveway & Boulevard, w Video Camera Security Remote/Smart enabled

GARDENS: Landscaped Estate bathed in Natural Light from all directions through 9 Old Growth Rare Douglas Firs Majestically over 200' Tall, Hemlock, Cedars, Maple, Cherry, Apple, Hazelnut, Dogwood, 100 flowering Rhododendron on site, rare flowering plant species dot the Gardens, Bridges/Rockerries and seasonal watercourse, Boulevard along Crescent Rd is planted with hundreds of daffodils & crocuses flowering in the Spring, 6 Irrigation hydrants with Timers, Greenbelt/Park Privacy along entire West side for Peaceful enjoyment of this Estate

WATERFRONT: 190' of Ocean WATERFRONT Shoreline; Hikeable from Estate; North 1-Acre features Treed Hike of Native Varieties-Hazelnut, Staghorn Sumac, etc.

MAIN LEVEL:

FOYER	Hickory Hardwood; Wood Designer Front Door, 12' Ceiling, Chandelier
LIVING ROOM	Sculpted Mantle with Gas Fireplace, 10' ceilings, High profile Crown & Baseboard; Hickory Hardwood; open to Dining Room & Vast Ocean & Mountain VIEWS; access to Sunset Deck
MUSIC NOOK	Enjoy this South Light to Create / Play / & Practice your Musical Endeavours; Inspiration in 360 Degree VIEWS !
DINING ROOM	Chandelier, Hickory Hardwood, High Ceilings, High profile Crown & Mouldings, Open to Living, French Door to Kitchen, VIEWS to North Shore Mountains, The Lions, Pacific Ocean
KITCHEN	2015 Maple Cabinetry, Exquisite Granite Countertops w large Oceanview Undermount Sink/garburator, Oversized Granite Island seats 4+, All Appliances are 3yrs- New; Kitchenaid Oven; & Six Burner Gas Cooktop, powerful Range Hood Fan, Fridge/ice/water, Pull-out Pantries, French Door, Halogen under Cabinet Lighting, Hickory Hardwood, Open access to Deck & Outdoor Entertaining Area BBQ & Ocean, Mountain & Sunset, Crescent Beach, Train & Evening City Lighted VIEWS
FAMILY ROOM	Hickory Hardwood, Mantle & Gas Fireplace, 180 Degree Views from Crescent Beach/Blackies Spit to Eastern Nicomekl Valley
EATING AREA COMPUTER DESK/KITCHEN	Open to Kitchen & Living Room, access to Rear Patio & VIEWS Maple cabinetry, Close Proximity to Kitchen Centre / Views & Family Room, Undermount Lighting, Workspace or Playspace
MAIN DECK	Natural Gas BBQ & Water, Expansive Ocean & Mountain Views
OFFICE	Formal Reception off Foyer; Windows to the South; Hickory Hardwood; Executive Office/Den
GUEST BEDROOM	Quiet location on Main; Spacious; 3-piece Ensuite attached
POWDER ROOM	Two piece, Maple Cabinetry
LAUNDRY ROOM	Front Load LG; access to Rear Yard/Parking & Storage
STAIRCASE	Custom Railing Staircase; Skylight floods Natural Light

UPPER LEVEL:

MASTER	Private & Spacious & Flooded with Natural Light; Features Electric Window Blinds to Bring in the Natural Light; Gas Fireplace; Private Wet Bar, His & Hers Large Walk-in-Closet with Professional Organizers, Walk out balcony to the North toward Ocean/Mountain/Farmland & Evening Lights of Cloverdale; VIEWS
SPA ENSUITE	Five piece, Maple Cabinetry, Vanity Mirrors, Elegant Oversized Soaker Tub, Spa walk-in Shower, Toilet Closet, Tile Floor & Tub Base
3 BEDROOMS	3 Large Bedrooms fully Ensuted with 4 piece Bathrooms
RECREATION RM	Large & Open; with Wet Bar; Suite Rough-in; Walk-out to South facing Balcony toward Private Estate Landscaping; Second Walk-out to the East Outside Staircase access to East & Rear Yard

BASEMENT:

MUSIC/REC RM	Spacious Additional room can be Multifunctional for Music, Family, Entertaining, Gas Fireplace, Wet Bar, Cherry Laminate Flooring, and Suite Rough-in
OUTDOOR PATIO	Rear North Patio Covered BBQ & Outdoor Entertaining Centre; Wired for Hot Tub; Access to Rear 1-Acre Gardens and VIEWS and walk to Waterfront Shoreline
BEDROOM Patio, VIEW	Large; Gas Fireplace, Walkout to Landscaped Rear Yard &
DEN	Large Den or Storage
LOWER BATH	Ensuite to Bedroom; 4-piece
STORAGE ROOM / CRAWLSPACE	Storage/Utility Areas with Electronics Hub; PLUS LARGE Crawlspace- Overheight and 818SF ; offer excellent Storage
DETACHED WORKSHOP / GARAGE	Detached Double Garage with multiple 220outlets for Tesla; Heated WORKSHOP; Wifi Hotspot; Security Camera, 510sf; 10' ceilings

## **ADDITIONAL FEATURES OF THIS HOME:**

- Custom Built home built in 2002
- Architect Designed Floorplan & Features
- 3-Acre Grand Gated & fully-fenced Private Estate -Waterfront-Crescent Rd
- Elevation: 54.279 metres above sea level
- SECURITY GATED PROPERTY:Surveillance camera; Remote & code access
- Private Driveway: Features Motion/Light Activated Driveway & Boulevard
- Yard Irrigation: 6 yard Hydrants with irrigation timers 2017
- Landscaping Design: Features Old Growth, Rare species flowering plants
- Designer Exterior with Sculpted Stucco Features – Elegant Estate
- 2 High Efficiency Furnaces 2002/Hot Water Tank/Sump Pump 2018/w Alarm
- Nest Thermostats; Main & Upper; smart device heating; 2017
- Dedicated Electronics Hub / 6 Wifi Hot Spots including Detached Garage
- CAT 5 outlets throughout the house
- Main Breaker panel + 2 sub-panels / dedicated Breaker for Hot Tub
- Security:4 Video Monitors 1)Gate,(2)front house,(3)rear house;(4)garage
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Designer Paint entire house - 2015
- 2x6 Construction
- 12' Ceilings in Entrance; 10' Main, 9' in Basement/9' Main & 8' Upper
- Cablevision Outlets in all Bedrooms & Offices
- Lighting Features: All LED and feature WIFI enabled Lutron controls in Main/Kitchen/Breakfast & Living; smart device lighting; 2017
- Lights in Closets; Built-in Closets and Dressing Room Features
- Fine Hardware on all Doors
- Natural Gas Line for Barbeque @ Covered Oceanview Deck off Kitchen
- 3 Levels of Deck/Patios:
  - Upper South Balcony from Rec Room: 176 SF
  - Upper Ocean Balcony from Master: 258 SF
  - Upper Ocean Balcony from Main/Kitchen: 809 SF
  - Lower Ocean Rear Deck: 854 SF      TOTAL DECK/PATIO SPACE: 2097 SF
- 40 year Asphalt Roof 2002
- Built-in Vacuum System 2002
- Crawlspace: Large extended/easily accessible - 818sf
- 2" Polywood Blinds / Hunter Douglas Silhouette Blinds
- Triple Car Garage attached to house with Remote Keypad Access
- PLUS Detached Double Garage with power for Tesla; Heated WORKSHOP; Wifi Hotspot; Security Camera, 510sf; 10' ceilings
- Parking: 3 car covered garage; 2 car detached garage: 10+ cars onsite
- SCHOOL CATCHMENTS:
  - Elementary – Crescent Park Elementary School
  - Secondary - Elgin Secondary School

See online Cinematic Video @

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The information contained herein was obtained from sources which we deem to be reliable, and while thought to be correct, is not guaranteed by Sutton Group–West Coast Realty(WR)



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