



Showcasing 13107 Crescent Road

LUXURY - WATER ACCESS ESTATE

Your chance at generational, ocean & mountain view real estate with private water access. White Rock estate property w private WATER ACCESS, OCEAN VIEW, own Boathouse & Dock. Custom European-built, exceptional quality across 4723sf on 3 lvls. Grand View interior/exterior with Double-Height Ceilings and great flow through kitchen-dining-living rms. Hardwood & Granite throughout. Maple cabinets/Gourmet Chefs Dream kitchen. Master Suite on main floor boasts unobstructed ocean / mtn views & luxurious pampering Ensuite. 5 bedrooms—most ensuited. Deck views NORTH & WEST, Sunsets over Ocean & Mountains. Remote gated entry/Executive Driveway w oversize 3-car garage. Do not miss this opportunity. Offers any time, as they come! Live the resort life in the lap of LIFESTYLE LUXURY.

Age: 12 years
Legal Description: LT2 SEC20 TWP1 NEW WEST DIST PLN LMP42325
Gross Taxes: \$15,231.90 (2018)
Zoning: RA-G
Lot Dimensions: 34,400 sq feet
Square Footage: Main Floor: 2074 sq feet
Upper Floor: 1045 sq feet
Basement Finished: 1604 sq feet
GRAND TOTAL: 4723 sq feet
Garage: 791sf oversized; 3-car with Workshop Area
Patos & Decks: 970sf Upper Oceanview & Lower

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

FEATURES OF THIS HOME:

VIEW: Private Oceanview on Crescent Road, Pacific Ocean, Blackies Spit, Mud Bay, North Shore Mountains, The Lions, 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: 34,400sf Secure Gated Estate; Exclusive/Inclusive Ownership of WaterFront Shoreline all the way to Crescent Rd. a rise of 150', Motion & Light Activated Private Driveway & Gardens

GARDENS: Landscaped Estate bathed in Natural Light from South & North; North Private Access to Established Forested Trail with walkways, steps and bridges that end @ the Nicomekl Shoreline; Private & Peaceful enjoyment of your Water Access, Dock & Boathouse

WATERFRONT: 75' of Water Access Shoreline on the Nicomekl; Existing Private Boathouse & Dock with Electricity & Water. Walkable from Estate by established Path & bridges through Trees of Native Varieties. Enjoy Boating, Watersports, Sunbathing, fishing, paddling, or arrive with your FLOAT PLANE at your Private Dockside OceanView Resort



MAIN LEVEL:

FOYER	Maple Hardwood, Stained Glass Front Door, Chandelier
GREAT ROOM	Mantle with Valor Heatilator Gas Fireplace surrounded by Built-in Maple Cabinetry, Surround Sound, 18' ceilings, High profile Crown & Baseboard; Maple Hardwood; open to Dining Room; Wall of windows to showcase Vast Ocean & Mountain VIEWS; access to Sunset Deck; 180 Degree Views from Crescent Beach/Blackies Spit to Eastern Nicomekl Valley
DINING ROOM	Chandelier, Maple Hardwood, High Ceilings, High profile Crown & Mouldings, Dining Hutch; Open to Living
KITCHEN	Maple Cabinetry, Granite Countertops, Oversized Granite Island seats 4+, Decor Oven; & Dacor Six Burner Gas Cooktop, Dacor Warming Drawer, powerful Zephyr Range Hood Fan, Jennair Fridge/ice/water, Miele Dishwasher, Soft-close Pull-out Drawers & Walk-in Pantries, Halogen under Cabinet Lighting, Maple Hardwood, Sound System, Open access to Deck & Outdoor Entertaining Area BBQ & Ocean, Mountain & Sunset, Crescent Beach, Train & Evening City Lighted VIEWS
EATING AREA	Open to Kitchen & Living Room, access to Rear Patio & VIEWS
MAIN DECK	Natural Gas BBQ & Water, Expansive Ocean & Mountain Views, Sound System, Stonecraft surfaced Deck
OFFICE	Formal Reception off Foyer; Maple Hardwood; Executive Office/Den; Furniture Hutch
MASTER	Private & Spacious & Flooded with Natural Light; Large Walk-in-Closet with Professional Organizers, Walk out to North Balcony toward Ocean/Mountain/Farmland & Evening Lights of Cloverdale; VIEWS
SPA ENSUITE	Six piece, Maple Cabinetry & Granite, Elegant Oversized Soaker Tub, Spa walk-in Steam Shower, Heated Floors; Toilet & Bidet
POWDER ROOM	Two piece, Maple Cabinetry
LAUNDRY ROOM	Front Load Whirlpool ; access to Rear Yard/Parking & Storage; Storage Cabinetry
MUDROOM	Spacious with Storage and Access to Greenhouse & Garages

STAIRCASE	Custom Wrought Iron & Maple Railing Staircase; Etched Glass Feature Wall
<u>UPPER LEVEL:</u>	
3 BEDROOMS	3 Large Bedrooms Ensuted with 4 piece Bathrooms
LOFT	Large & Open; Views to the South & North toward Private Estate Landscaping, Ocean & Mountains
<u>BASEMENT:</u>	
RECREATION RM	Spacious Additional room can be Multifunctional for Music, Family, Entertaining, Gas Fireplace with Maple Cabinetry, Built-in Sound System, Large Wet Bar with Bar Fridge & Sink, and Suite Rough-in
OUTDOOR PATIO	Rear North Patio Covered BBQ & Outdoor Entertaining Centre; Gas BBQ outlet; Stonecraft surfaced Patio; to Rear Gardens and walk to Waterfront Shoreline
BEDROOM	Large; additional Electric Baseboard Heat
LOWER BATH	2-piece with rough-in in Storage for Full Bath
STORAGE ROOM / CRAWLSPACE	Storage/Utility Areas/ Cold Storage; PLUS LARGE Crawlspce- Overheight (4.5ft) and 300SF - warm & dry; offers excellent Storage
DETACHED GARDEN SHED	Electricity
BOATHOUSE	Electricity & Water



ADDITIONAL FEATURES OF THIS HOME:

- Custom Built home built in 2007 by Neupro Development
- Designer Floorplan & Features
- 0.8Acre Gated & fully-fenced Private Estate -Waterfront-Crescent Rd
- Elevation: 150 feet above sea level
- SECURITY GATED PROPERTY: Remote access
- Security System for Main house with 4 Control Panels
- Private Driveway: Features Paving Stones and Driveway Lighting
- Landscaping Design: Flowering plants, Forested Paths & Majestic Cedars
- Designer Exterior: Stone, Hardi Board & Stucco
- High Efficiency Lennox Furnace 2007
- Hot Water Tank - 80gallon
- Sump Pump 2017
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Designer Paint
- 2x6 Construction
- 12' Ceilings in Entrance; 10' Main, 9' in Basement & 8' Upper
- Cablevision Outlets in all Bedrooms & Offices
- Lights in Closets; Built-in Closets and Dressing Room Features
- Fine Hardware on all Doors
- Natural Gas Line for Barbeque on both Deck & Patio
- Partially Covered Oceanview Deck off Kitchen
- 3 Levels of Deck/Patios:
Upper Ocean Balcony from Master/Main/Kitchen: 470 SF
Lower Rear Deck: 505 SF TOTAL DECK/PATIO SPACE: 975 SF
- 40 year Asphalt Roof 2007
- Built-in Vacuum System 2007
- Crawlspace: Large extended/easily accessible / 4.5'height - 300sf
- 2" Polywood Blinds / Top Down Bottom Up Honeycomb shades
- Triple Car Garage attached to house with Remote Keypad Access
- WORKSHOP space in garage
- Parking: 3 car covered garage; 8+ cars onsite
- Private DOCK & BOATHOUSE @ Nicomekl : with electricity & water
- SCHOOL CATCHMENTS:
Elementary – Crescent Park Elementary School
Secondary - Elgin Secondary School

See online Cinematic Video @
www.evonmayer.com & www.gregandtheo.com





