

Presented by:

Sidra Subzwari

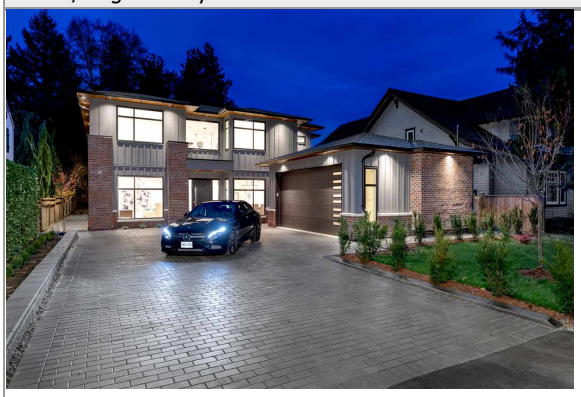
Angell Hasman & Assoc.Rlty.Ltd
Contc: 604-356-0077
www.soldbysid.com
sid@soldbysid.com

Active
R2219573
Board: F
House/Single Family

12636 26A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 2M4

Residential Detached
$2,550,000 (LP)
(SP)



Sold Date:		Frontage (feet):	**59.76**	Original Price:	**$2,550,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**2017**
Depth / Size:	**153**	Bathrooms:	**6**	Age:	**1**
Lot Area (sq.ft.):	**9,119.00**	Full Baths:	**5**	Zoning:	**RF**
Flood Plain:		Half Baths:	**1**	Gross Taxes:	**$4,815.59**
Rear Yard Exp:	**South**			For Tax Year:	**2017**
Council Apprv?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:	**No**			P.I.D.:	**009-771-352**
				Tour:	

View: **No :**
Complex / Subdiv: **CRESCENT HEIGHTS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Brick, Other**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**2**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Natural Gas, Radiant**		
Outdoor Area:	**Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood**

Legal: **PL 13151 LT 4 BLK 2 LD 36 SEC 19 TWP 1**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum Blt. In**

Floor	Type	Dimensions
Main	**Living Room**	**13'11 x 12'11**
Main	**Foyer**	**9'11 x 9'2**
Main	**Dining Room**	**13'10 x 12'11**
Main	**Family Room**	**19'11 x 15'7**
Main	**Eating Area**	**20'7 x 10'8**
Main	**Kitchen**	**20'7 x 11'9**
Main	**Wok Kitchen**	**10'6 x 8'1**
Main	**Bedroom**	**11'7 x 11'1**
Main	**Mud Room**	**21'11 x 9'0**
Main	**Utility**	**6'5 x 5'10**

Floor	Type	Dimensions
Above	**Master Bedroom**	**19'2 x 15'4**
Above	**Walk-In Closet**	**14'1 x 9'11**
Above	**Bedroom**	**14'10 x 13'11**
Above	**Bedroom**	**13'11 x 12'11**
Above	**Bedroom**	**14'1 x 12'11**
Above	**Laundry**	**8'0 x 7'3**
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**2,274**
Finished Floor (Above):	**2,054**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**4,328 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,328 sq. ft.**

# of Rooms: **16**
# of Kitchens: **2**
# of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Main**	**3**	**Yes**
3	**Above**	**6**	**Yes**
4	**Above**	**3**	**Yes**
5	**Above**	**3**	**Yes**
6	**Above**	**3**	**Yes**
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd** **RE/MAX Colonial Pacific Realty**

GEORGIE AWARD WINNING BUILDER! Introducing a true modern masterpiece of unparalleled design & construction situated on a large 9100+ sqft lot in desirable Crescent Heights. This newly built residence offers 4300+ sqft of living on 2 expansive levels. Main floor boasts entertainment size living + dining rooms, a gourmet chef's kitchen + WOK, a garden-side eating area, inviting family room, & 1 bdrm/office. Upstairs you'll find 4 bedrms + ensuites including the elegant master bedroom with a spa-inspired ensuite & steam shower. Total 5 Bed/6 Bath. Features: Radiant heating, covered outdoor patio w/ brick fireplace for year-round enjoyment, smart home system, security + more. Crescent Park Elem. & Elgin Secondary. Beaches, shopping, hwy, trails in minutes. Open House on Sunday Jan 14, 2-4PM.

The enclosed information, while deemed to be correct, is not guaranteed.

PREC* indicates 'Personal Real Estate Corporation'.