

R2418492

2237 123 STREET
Surrey
Crescent Bch Ocean Pk
V4A 3L6

Land Only
\$4,888,000 (LP)



Depth/Size (ft.): **322** Frontage (ft.): **88.00** Approx. Yr Built:
 Lot Area (sq.ft.): **28,935.00** Bedrooms: Age:
 Flood Plain: Bathrooms: Zoning: **RF-O**
 Rear Yard Exp: Full Baths: Gross Taxes: **\$20,587.27**
 Half Baths: For Tax Year: **2019**
 P.I.D.: **027-087-093**

View: **Yes: OCEAN**
 Complex / Subdiv:
 Services Connected:

Style of Home:
 Construction:
 Exterior:
 Foundation:
 Rain Screen:
 Renovations:
 # of Fireplaces:
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating:
 Outdoor Area:
 Type of Roof:

Total Parking: Covered Parking: Parking Access: **Front**
 Parking:
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased:
 Fixtures Rmvd:
 Floor Finish:

Legal: **PL BCP 30255 LT 2 LD 36 SEC 18 TWP 1**

Amenities:
Site Influences:
Features:

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

Finished Floor (Main):	# of Rooms:	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	# of Kitchens:	1			
Finished Floor (Below):	# of Levels:	2			
Finished Floor (Basement):	Suite:	3			
Finished Floor (Total): sq. ft.	Crawl/Bsmt. Height:	4			
Unfinished Floor:	Beds in Bsmt.: Beds not in Bsmt.:	5			
Grand Total: sq. ft.	Basement:	6			
		7			
		8			

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

Extremely rare find! Amazing gated oceanfront bluff lot with unbelievable view of Point Roberts and the Gulf Islands. Build your dream home in one of South Surrey's most desirable Ocean Park locations. This West facing 28,954 sq. ft. lot will provide your future home with tons of natural light and lots of room for an outdoor pool and multiple entertaining areas. The RF-O zoning allows for a 14,000 sq ft 2 level plus basement home. This 88 ft wide lot allows for a wider house and better floor plan. Beautiful, level lot allows for a walk-out yard and more usable space. Mature cedar hedging in place for maximum privacy. Building info package is available on MLS documents.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.