

R2508136
House/Single Family

1302 128 STREET
Surrey
Crescent Bch Ocean Pk
V4A 3T4

Residential Detached
\$1,998,000 (LP)



Depth/Size (ft.): Frontage Approx. Yr Built: **2005**
 Lot Area (sq.ft.): **5,000.00** (ft.): Age: **15**
 Flood Plain: Bedrooms: **4** Zoning: **RA**
 Rear Yard Exp: **East** Bathrooms: **4** Gross Taxes: **\$6,592.70**
 Full Baths: **3** For Tax Year: **2020**
 Half Baths: **1** P.I.D.: **025-879-413**
 View: **Yes: OCEAN AND ISLANDS**
 Complex / Subdiv: **OCEAN PARK**
 Services Connected: **Community,Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete Frame,Frame - Wood**
 Exterior: **Fibre Cement Board,Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile,Wall/Wall/Mixed**

Legal: **LOT 2, PLAN BCP9922, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Greenbelt,Marina Nearby,Private Setting,Private Yard,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Oven - Built In,Security System,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	12'11 x 11'14	Below	Games Room	20'7 x 14'7			x
Main	Dining Room	14'3 x 10'11	Bsmt	Bedroom	12'6 x 10'8			x
Main	Eating Area	10'6 x 9'10	Below	Storage	16'6 x 9'3			x
Main	Kitchen	18'4 x 11'	Below	Wine Room	8' x 4'			x
Main	Pantry	10'2 x 5'			x			x
Main	Family Room	19'7 x 17'			x			x
Above	Master Bedroom	18'6 x 16'2			x			x
Above	Walk-In Closet	9'5 x 8'6			x			x
Above	Bedroom	12'6 x 10'8			x			
Above	Bedroom	11'11 x 9'10			x			

Finished Floor (Main):	1,356	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,056	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	900	# of Levels:	2	2	Above	5	Yes
Finished Floor (Basement):	0	Suite:		3	Above	4	No
Finished Floor (Total):	3,312 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	Yes
Unfinished Floor:	0	Beds in Bsmt.:	1	5			
Grand Total:	3,312 sq. ft.	Basement:	Full	6			
		Beds not in Bsmt.:	3	7			
				8			

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Ocean view, PRIME spot in South Surrey, custom architectural home by well know local builder, wrap around deck, gutter guards, freshly painted outside with stone outdoor gas fireplace. Inside has great room concept for wonderful family gathering. Floods of light from southern exposure. Den on main 15 foot ceiling with built in bookcase. Main floor is 3/4" hardwood, with stone and limestone surfaces, thick millwork, detail ceiling design. S/S high end appliances, top down blinds, surround sound, stone and mosaic tiles, nu-heat, frameless showers, wine cellar. Master bed with gas fireplace, walk in closet, 5 piece ensuite. Extra storage and other features. Green space across the road and next step is the Sea. One of Ocean Park's best kept gems. Call for private appointment. *CoVid Protocols*