

**12676 25 AVENUE**  
**OCEAN PARK / SOUTH SURREY**  
**FEATURE LIST**

- 4,456 sq ft / 2 Level Home / 9,256 sq ft Lot
- 5 Bedrooms / 6 Baths
- Air Conditioning
- Private Metal Fenced Backyard with Patio
- 420 sq ft Double Garage with Epoxy Coated Flooring – EV Ready - 12 ft Ceiling
- Parking for up to 6 cars on driveway
  
- Interior - 10 ft Ceilings
- White Oak Engineered Flooring throughout
- Radiant In Floor Heating
- Quartz Countertops throughout
- Thermador Luxury Kitchen Appliance Package - Midland Appliance (featuring 6 Burner Range/Double Convection Ovens)
- SMEG Appliance Package in Prep Kitchen - Midland Appliance (2<sup>nd</sup> Dishwasher/Fridge & Oven)
- LG 2-in-1 Washer/Dryer Combo for High Efficiency Laundry Room
- Includes one Main Floor Bedroom
- Primary Bedroom plus 3 additional Bedrooms on 2<sup>nd</sup> Floor
- Primary Bedroom Luxury Ensuite includes jetted soaker tub & separate stand up shower
- Separate Theatre Room with Wet Bar Main Floor
- Second spacious Recreation Room Upstairs
- 20 minute walk to Crescent Beach