

12686 25 AVENUE

CRESCENT BEACH NEIGHBOURHOOD / SOUTH SURREY

FEATURE LIST

- 4,242 sq ft / 2 Level Home / 8,771 sq ft Lot
- 5 Bedrooms / 6 Bathrooms (5 Full / 1 Half Bath)
- Gated driveway - private & secure with electric gate
- Back yard fully fenced and gated – metal fencing
- Built in cameras & security system
- Backyard features sunken fire pit patio with Napoleon fireplace
- Double Garage - 12 ft Ceiling
- Parking for up to 6 cars on driveway (paving stones)
- Custom cast iron & glass front door
- Interior - 10 ft Ceilings
- Engineered hardwood flooring throughout
- Radiant In Floor Heating
- HRV & smart thermostats
- Air Conditioning
- Built in speaker system
- 15 ft Nano door leads to attached covered deck and backyard sunken patio
- Chef's Kitchen includes 60" Wolf double range and Thermador Appliance Package
- Spacious 2nd Prep Kitchen
- Gas fire place in Family Room
- Upstairs High Efficiency Laundry Room
- One main floor bedroom plus 4 additional bedrooms upstairs (all with private ensuites)
- Upstairs Primary Bedroom Luxury Ensuite includes soaker tub & separate glass shower
- Separate Theatre / Games Room with Wet Bar
- Main floor bedroom / living area could be converted to an income/family suite – has separate entrance.
- 20 minute walk to Crescent Beach