

## **INTERIOR FEATURES**

BEAUTIFUL 4000 SQUARE FOOT QUALITY BUILT HOME ON THE BLUFF IN SOUTH SURREY  
LOT IS ALMOST 11,000 SQUARE FEET  
3 BEDROOMS, 3 BATHROOMS. OPEN, LIGHT AND BRIGHT  
ENTIRE HOME FEATURES WIESMAN HEATED FLOORS WITH INDEPENDENT CONTROLS FOR EACH ROOM

### **LARGE LIVING AREA FEATURES:**

HUGE WALL TO WALL WINDOWS THAT BOAST INCREDIBLE VIEWS OF THE PATIO AND OCEAN  
GAS FIREPLACE  
BEAUTIFUL FLOORING  
BUILT IN SHELVING AND STORAGE

### **OVER SIZED ITALIAN KITCHEN FEATURES:**

HIGH END MIELE STAINLESS STEEL APPLIANCES WITH GAS RANGE  
GRANITE COUNTERS AND FINE FINISHINGS  
LARGE ISLAND WITH AMPLE SEATING AND LOTS OF STORAGE AND COUNTER SPACE

LARGE DINING AREA IS SURROUNDED BY OVERSIZED WINDOWS AND OFFER BREATHTAKING VIEWS

### **LARGE MASTER BEDROOM WITH SPACE FOR SEATING FEATURES:**

A LARGE PRIVATE PATIO WITH GORGEOUS VIEWS  
VAULTED CEILING, WALK IN CLOSET, AND LUXURIOUS CARPETS

### **LARGE, SPA LIKE ENSUITE FEATURES:**

DUAL SINKS, LARGE WALL TO WALL MIRROR, FINE FINISHINGS  
BEAUTIFUL TILE, OVERSIZED TUB AND HUGE STAND UP SHOWER WITH DUAL SHOWER HEADS

EXTRA ROOMS ARE LIGHT AND BRIGHT WITH LARGE WINDOWS

EXTRA BATHROOMS ARE ALSO LIGHT AND BRIGHT AND HAVE FINE FINISHINGS

HOME THEATRE ROOM HAS PERFECT THEATRE LIGHTING, ROLL DOWN SCREEN, AND TRACK FOR A PROJECTOR

HOME FEATURES A ROOM FOR A HOME GYM WITH A LARGE STORAGE AREA

LARGE FLEX ROOM FOR EXTRA STORAGE

FEATURES A LARGE, TEMPERATURE CONTROLLED WINE CELLAR

HOME HAS RECYCLED AIR THROUGHOUT AND IS READY FOR AIR CONDITIONING TO BE SET UP IF YOU CHOOSE

## **EXTERIOR FEATURES**

GATED ENTRANCE. HUGE DRIVEWAY AND AMPLE PARKING FOR THIS 3 STORY HOME

OUTDOOR SPACE IS AMAZING. HUGE PATIO WITH ROOM FOR LOTS OF SEATING.

RAISED PATIO IS COVERED AND FEATURES A RETRACTABLE AWNING TO GIVE EVEN MORE SHADE

SIDE YARD HAS MORE SEATING AND A CLIFFTOP VIEWING AREA OFFERING BREATHTAKING OCEAN VIEWS

FULL IRRIGATION SYSTEM

LIGHTING THROUGHOUT

BLUFF HAS BEEN REINFORCED WITH RODS, CONCRETE, MESH AND PLATES

## **NEIGHBOURHOOD FEATURES**

WALKING DISTANCE TO KWOMAIS POINT PARK

SHORT DRIVE TO WHITE ROCK BEACH

10 MINUTES FROM CRESCENT PARK AND CRESCENT BEACH

10 MINUTES TO THE US BORDER

10 MINUTES TO UPTOWN WHITE ROCK

EASY DRIVE TO MORGAN CROSSING