

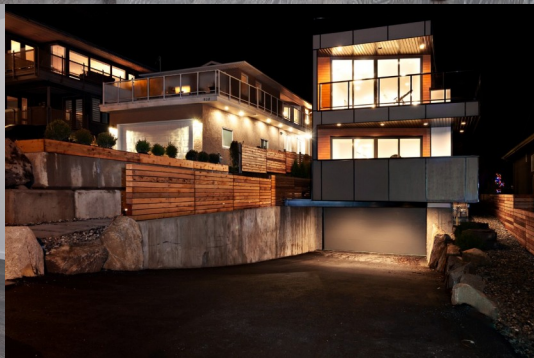
932 Keil

a projekt homes production

Look who's on the market...
And looking for a new owner!

Ocean-view modern masterpiece
meets the White Rock Hillside

"Projekt Keil"
Featuring
Hansgrohe Axor
Bosch
Toto



\$1,688,800

Size: 3,892 sqft
Triple Garage

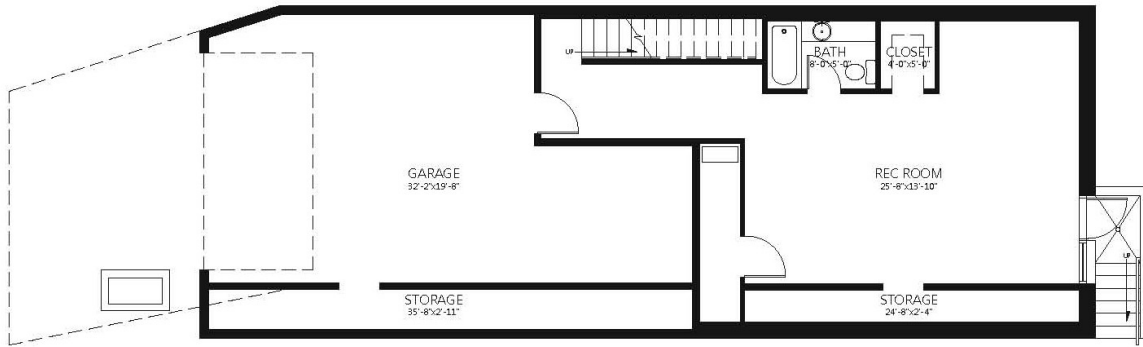
Bedrooms: 4
Rooftop Deck

Bathrooms: 4.5
Theatre Room

Marketing by: **Garrett Chu** Personal Real Estate Corporation P: 604.789.6405 E: garrett@imagine-group.ca

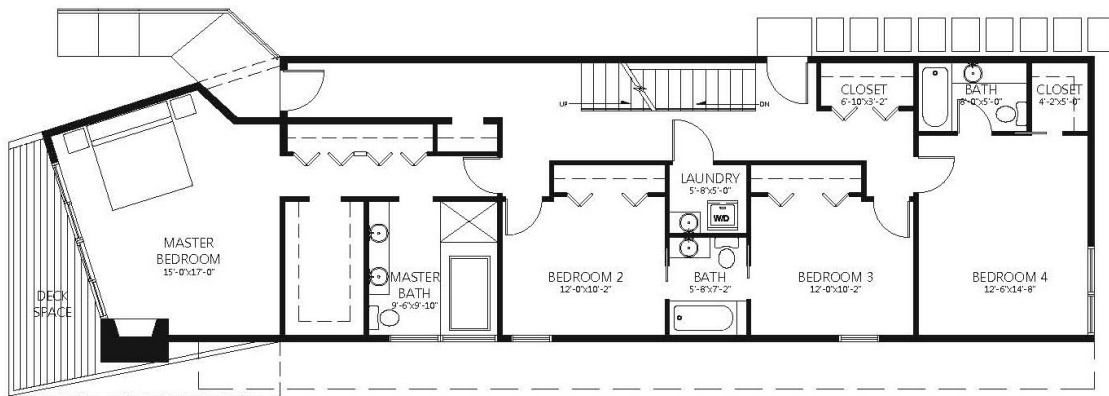


The Layout



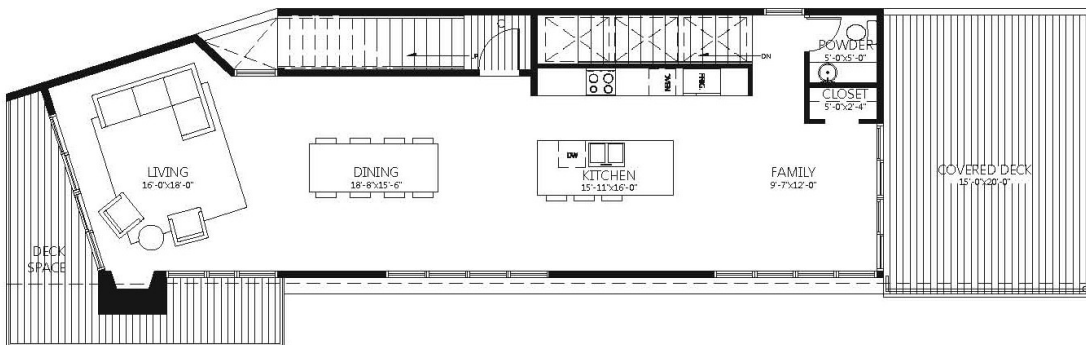
KEIL - first floor plan

SCALE: 1/8" = 1'-0" Floor Area: 775 SF / 71.9 S.M.



KEIL - second floor plan

SCALE: 1/8" = 1'-0" Residential Gross Floor Area: 1428 SF / 132.6 S.M.

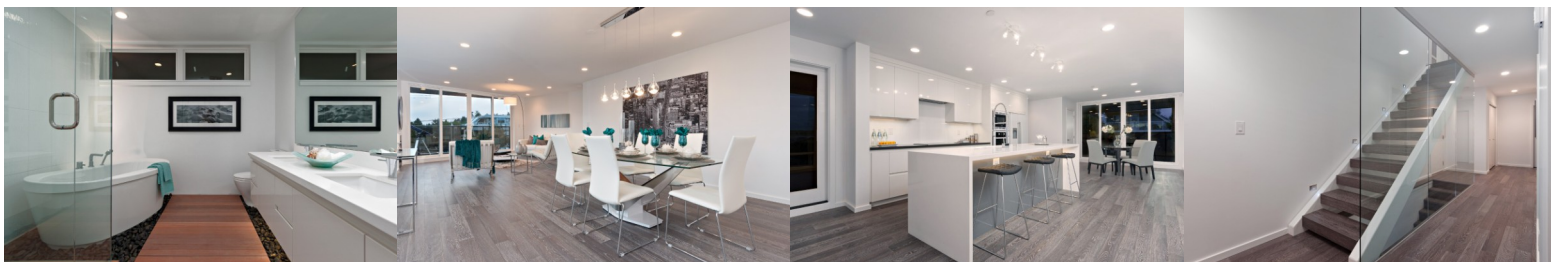


KEIL - third floor plan

SCALE: 1/8" = 1'-0" Residential Gross Floor Area: 1012 SF / 94.02 S.M.

The Features

- 4 bedrooms, 4.5 bathrooms, and over 3800 sqft of living space
- Designed by multi award winning Architect Chris Pardo
- Stunning ocean views from living areas, rear deck, and rooftop deck
- Open plan main living area with large modern kitchen with BOSCH appliances
- Floor to ceiling windows for plenty of natural light
- Japanese inspired Master ensuite with frameless glass shower and freestanding soaker tub
- Master suite with his and hers closets and balcony
- Beautiful hardwood floors on second and third levels
- Hansgrohe fixtures throughout home, including Hansgrohe Axor in powder room and kitchen
- TOTO toilets and sinks throughout as well as Maax tubs
- Flat front drawers and cabinets with soft close in kitchen and bathrooms
- Pre-wired for surround sound in lower level media/theatre room
- Quartz countertops in kitchen and bathrooms
- Rear deck off kitchen with ample room for entertaining year round
- Triple garage and driveway for plenty of parking
- Rooftop and rear decks with Polk Audio speakers, hose bibs, and gas connections
- Floating staircase with floor to ceiling glass
- Steam washer and dryer
- State-of-the-art Honeywell wireless alarm system
- Solid core doors throughout
- High quality membrane, cement fibre boards, and siding for ultimate exterior protection



Presented by:
Garrett Chu

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South Surrey White Rock, White Rock
932 KEIL ST, V4B 4V7

MLS# F1228457

Residential Detached

Active



List Price: **\$1,688,800**

Complex/Subdiv: **White Rock Hillside**

Frontage:	33.00 ft	Bedrooms:	4	PID:	019-131-291
Depth/Size:	125	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	4125.00	Full Baths:	4	Approx Yr Blt:	2012
Rear Yard Exp:	E	Half Baths:	1	Age at List Date:	0
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$0 (2012)
Flood Plain:		Zoning:	RS-2		
View:	Y - Ocean Views, Mount Baker, Semi				
Serv. Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Foundation: **Concrete Perimeter**
Exterior: **Aluminum, Concrete, Metal**
Rainscreen: R/I Plumbing:
Type of Roof: **Other**
Renovations: Reno Year:
Flooring: **Hardwood, Tile**
Water Supply: **City/Municipal**
Heat/Fuel: **Electric, Radiant, Natural Gas**
No. of Fireplaces: **2** R/I Fireplaces:
Fireplace Fuel: **Gas - Natural**
Outdoor Area: **Balcony(s), Rooftop Deck, Sundeck(s)**
Pad Rental:
Fixtures Lease: **N**
Fixt Removed:

Total Parking: **6** Covered Parking: **3**
Parking Access: **Front**
Parking Facilities: **Garage; Double, Garage; Triple**
Dist to Public Trans: **1/2 blk** Dist to School Bus:
Possession:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Mortgage Info: **\$0**
Property Disclosure: **Y**
Out Buildings: **/Garage Sz: 35'2x19'8**

Legal: **PL 1334 LT 6 BLK 14 LD 36 SEC 11 TWP 1 PART E 1/2.**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Microwave, Pantry, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	15' X 17'	Above	Porch (enclosed)	15' X 20'			X
Main F.	Walk-In Closet	5'9 X 9'10	Below	Recreation Room	25'8 X 13'10			X
Main F.	Bedroom	12' X 10'2			X			X
Main F.	Bedroom	12' X 10'2			X			X
Main F.	Bedroom	12'6 X 14'8			X			X
Main F.	Laundry	5'8 X 5'			X			X
Above	Living Room	16' X 18'			X			X
Above	Dining	18'8 X 15'8			X			X
Above	Kitchen	16' X 16'			X			
Above	Family Room	9'7 X 12'			X			

Floor Area (SqFt):

Main Floor Area SqFt: **1,433**
Finished Floor Up SqFt: **1,028**
Finished Floor Down: **771**
Finished Floor Bsmt SqFt: **0**
Total Finished Floor SqFt: **3,232**

Total # Rooms: **12**
Kitchens: **1**
Finished Levels: **3**
Crawl/Bsmt Height:
Basement Area: **Fully Finished**

Bathrooms

1 **5 Piece; Ensuite: Y; Level: Main F.**
2 **4 Piece; Ensuite: Y; Level: Main F.**
3 **4 Piece; Ensuite: Y; Level: Main F.**
4 **2 Piece; Ensuite: N; Level: Above**
5 **4 Piece; Ensuite: N; Level: Below**
6
7
8

Unfinished Floor: **660**
Grand Total Floor Area: **3,892**

Listing Broker(s): **RE/MAX Progroup Realty**

Absolutely stunning modern home perched on the White Rock hillside! Designed by a multi award winning architect to maximize ocean views from 3 levels incl a sun drenched roof deck. Featuring 4 bedrooms, 4.5 baths, 3800 + sqft of contemporary, but functional living area, state-of-the-art appliances, hotwater-on-demand & radiant floor heating, ultra premium Hansgrohe Axor and Toto fixtures, floating staircase, floor-to-ceiling glass, gorgeous oak floors and tons of storage space throughout. You will love the Japanese-spa inspired ensuite, 660 sqft of outdoor entertaining space incl/cov'd balcony, huge theatre and games room, triple garage, steam washer & dryer, the list goes on. Truly a one-of-a-kind masterpiece.