









Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2083874

Board: F
House with Acreage

2909 176 STREET

South Surrey White Rock
Grandview Surrey
V3S 9V4

Residential Detached

\$6,500,000 (LP)

(SP)



Sold Date: Frontage (feet): **198.00** Original Price: **\$6,500,000**
Depth / Size (ft.): **656(4.46AC)** Bedrooms: **7** Approx. Year Built: **2005**
Lot Area (sq.ft.): **194,452.00** Bathrooms: **8** Age: **11**
Flood Plain: **No** Full Baths: **7** Zoning: **1ACRES**
Rear Yard Exp: **West** Half Baths: **1** Gross Taxes: **\$8,058.03**
Approval Req?: For Tax Year: **2015**
If new, GST/HST inc?: Tax Inc. Utilities?: **No**
P.I.D.: **013-242-890**
Tour:

View: **Yes: Northshore Mountain Range**
Complex / Subdiv: **Country Woods-Grandview**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Other**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **20** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage Underbuilding, Garage, Triple, RV Parking Avail.**

Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LD 36 SEC 19 TWP 7 PARCEL A, LEGAL SUBDIVISION 9 & 10, EXCEPT PLAN FIRSTLY: PCL ONE (683836E), SECONDLY: PT ON STAT/RW PL 84545 (PL WITH FEE DEPOSITED 54266F).**

Amenities: **Elevator, Garden, Guest Suite, In Suite Laundry, Independent living, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Pantry, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	24'10 x 15'11	Main	Den	13'11 x 11'1	Below	Games Room	25'5 x 26'8
Main	Living Room	28'5 x 20'	Main	Walk-In Closet	9' x 4'	Below	Family Room	10'7 x 14'10
Main	Dining Room	19'10 x 14'11	Above	Master Bedroom	26'11 x 13'10	Below	Media Room	19' x 13'10
Main	Office	28' x 15'	Above	Walk-In Closet	15' x 5'2	Below	Storage	27'11 x 6'10
Main	Pantry	8' x 6'	Above	Master Bedroom	14'10 x 14'7	Below	Kitchen	19'5 x 12'2
Main	Kitchen	15'5 x 12'7	Above	Walk-In Closet	9' x 5'	Below	Bedroom	12'1 x 9'9
Main	Eating Area	20'5 x 13'1	Above	Bedroom	15' x 12'11	Below	Bedroom	16'5 x 9'2
Main	Family Room	15'7 x 15'6	Above	Walk-In Closet	8'8 x 3'11	Below	Walk-In Closet	5'1 x 4'7
Main	Wok Kitchen	16'11 x 8'5	Above	Bedroom	15' x 11'11			
Main	Bedroom	16'1 x 15'3	Above	Laundry	8'11 x 8'1			

Finished Floor (Main): **4,067**
Finished Floor (Above): **2,894**
Finished Floor (Below): **2,994**
Finished Floor (Basement): **0**
Finished Floor (Total): **9,955 sq. ft.**

Unfinished Floor: **324**
Grand Total: **10,279 sq. ft.**

of Rooms: **28**
of Kitchens: **3**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **7**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	2	No
3	Above	5	Yes
4	Above	4	Yes
5	Above	3	Yes
6	Above	3	Yes
7	Below	3	Yes
8	Below	3	Yes

Outbuildings
Barn: **30x50**
Workshop/Shed:
Pool:
Garage Sz: **36x24**
Door Height: **8'**

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

Grandview / Country Woods Gated Estate Property Frontage 198'/depth 656' Lot size 4.45 Acres = 194,452 sq. ft. Home 10,279 sq. ft. on three levels Built 2005 walk-out basement w/2 unauthorized suites 7 bedrooms en-suited in total oversized triple garage and ample RV & Guest Parking for 20 + vehicles. Sellers have established farm status growing organic garlic & planted a grove of nut trees creating a lower property tax rate. In floor radiant heat, granite surfaces. Elevator services all floors, all decks reconstructed in 2016. Sellers would like rent-back into Winter 2016/2017. Close to Grandview w/multiple shopping opportunities, Grandview Heights Aquatic Centre, Schools Pacific Heights & Earl Marriott Secondary. Seller will do rent-back will sign lease.



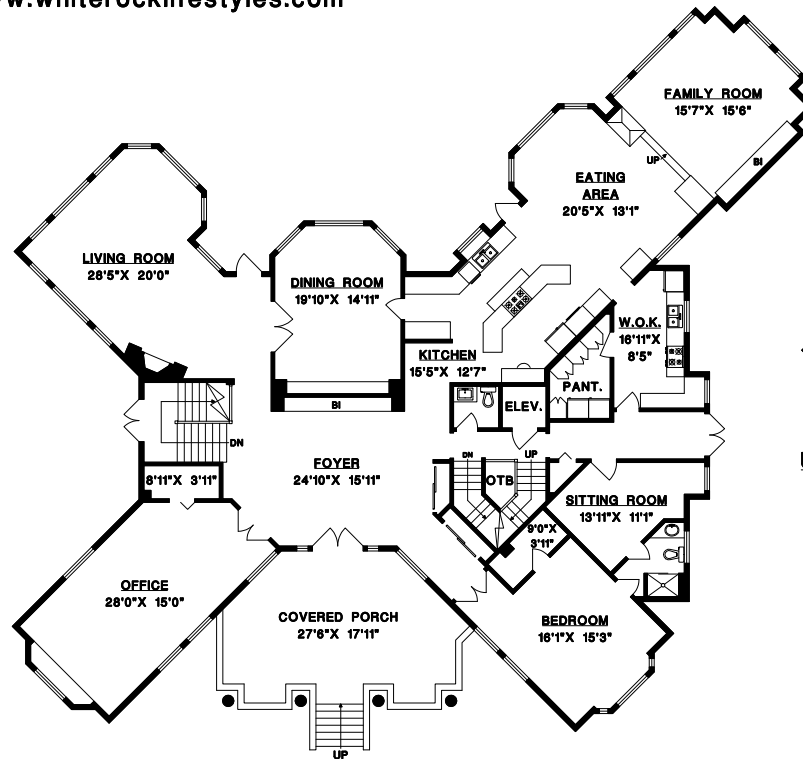
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

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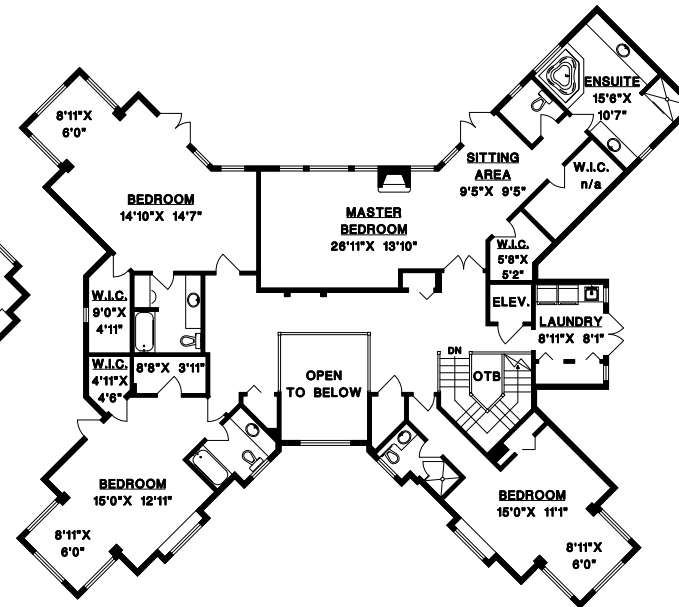
2909 176TH STREET,
SURREY, B.C.



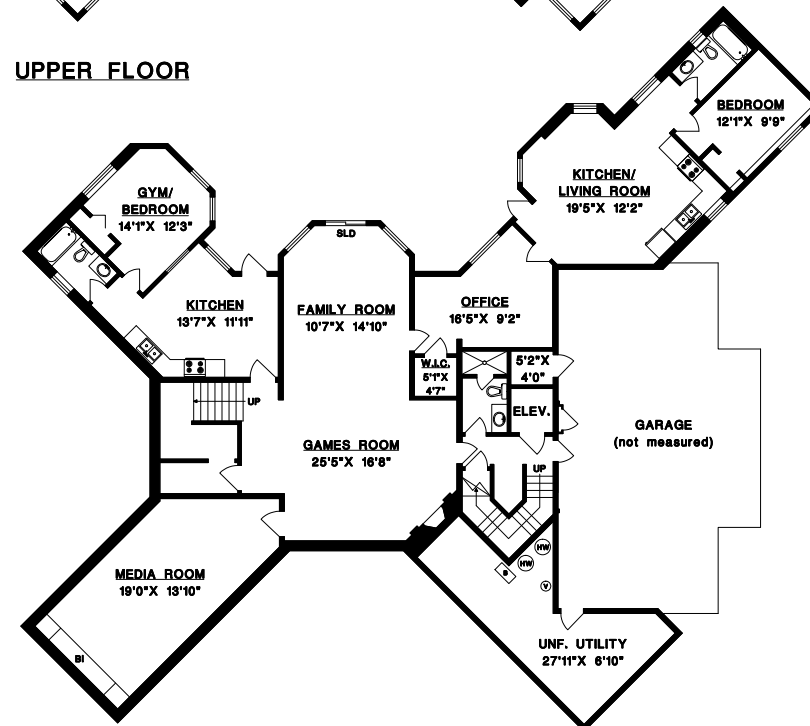
MAIN FLOOR

UPPER FLOOR	2894	SQ. FT.
MAIN FLOOR	4067	SQ. FT.
LOWER FLOOR	2994	SQ. FT.
FINISHED AREA	9955	SQ. FT.
UNFINISHED	324	SQ. FT.
TOTAL AREA	10279	SQ. FT.

PORCH 421 SQ. FT.



UPPER FLOOR



LOWER FLOOR



HUGH & MCKINNON
REALTY ESTABLISHED 1909



2909 176 STREET

售價：\$6,500,000

194,452 平方呎

地濶：198 呎

地長：656 呎（4.46 畝）

後園向西

7 睡房、7.5 洗手間

郊外樹林、設圍欄莊園物業

10,279 平方呎屋建於 2005 年

超大三車房 + 旅行車(RV)停泊 + 訪客車位

農莊地位享低稅優惠

內置升降機達各層

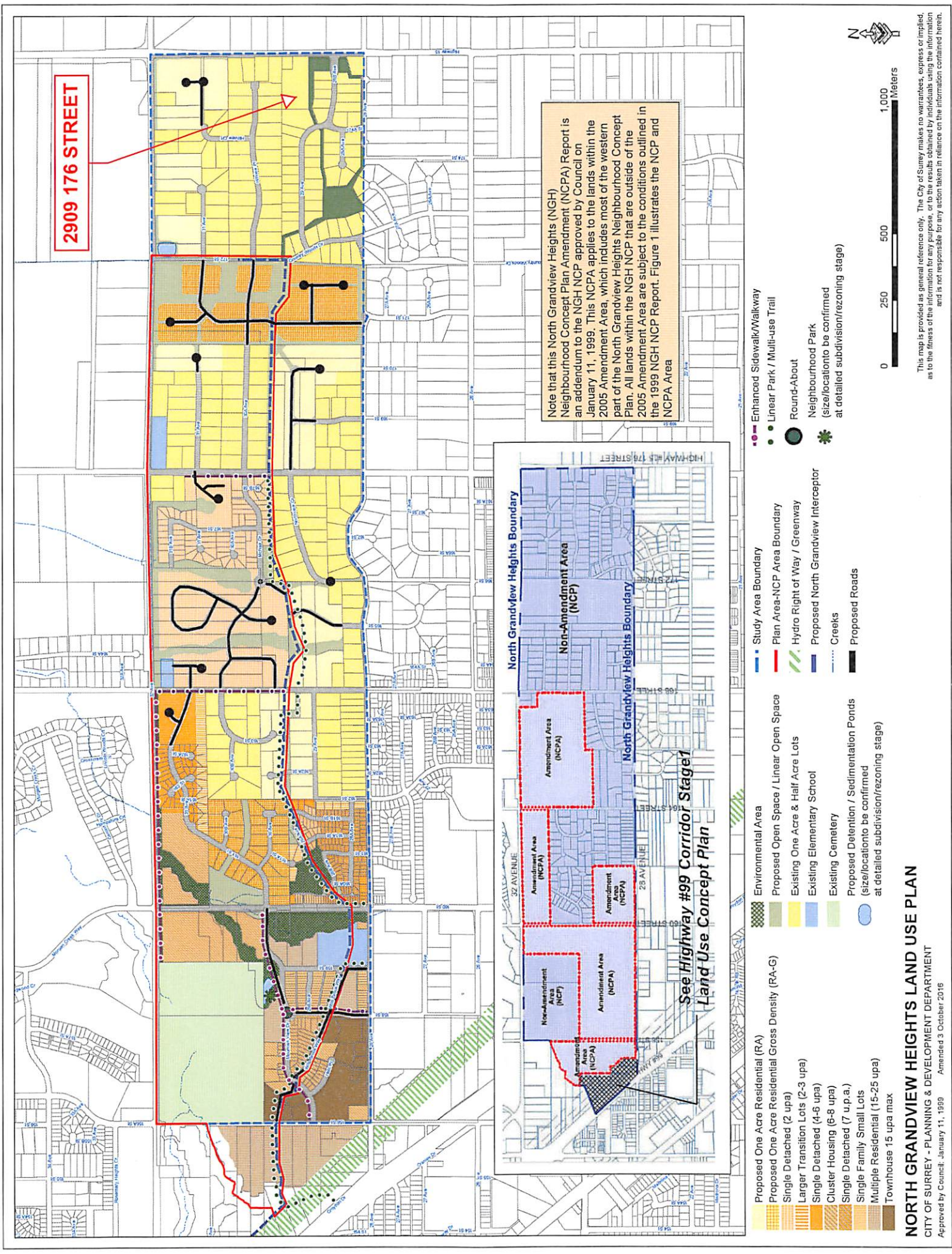
所有平台 2016 年重建

屋主欲回租、簽租約

近 Grandview 購物、水上活動中心

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/621/extras>



GRANDVIEW HEIGHTS GENERAL LAND USE PLAN (LAND USE CONCEPT)

APPROVED BY CITY COUNCIL JUNE 2005

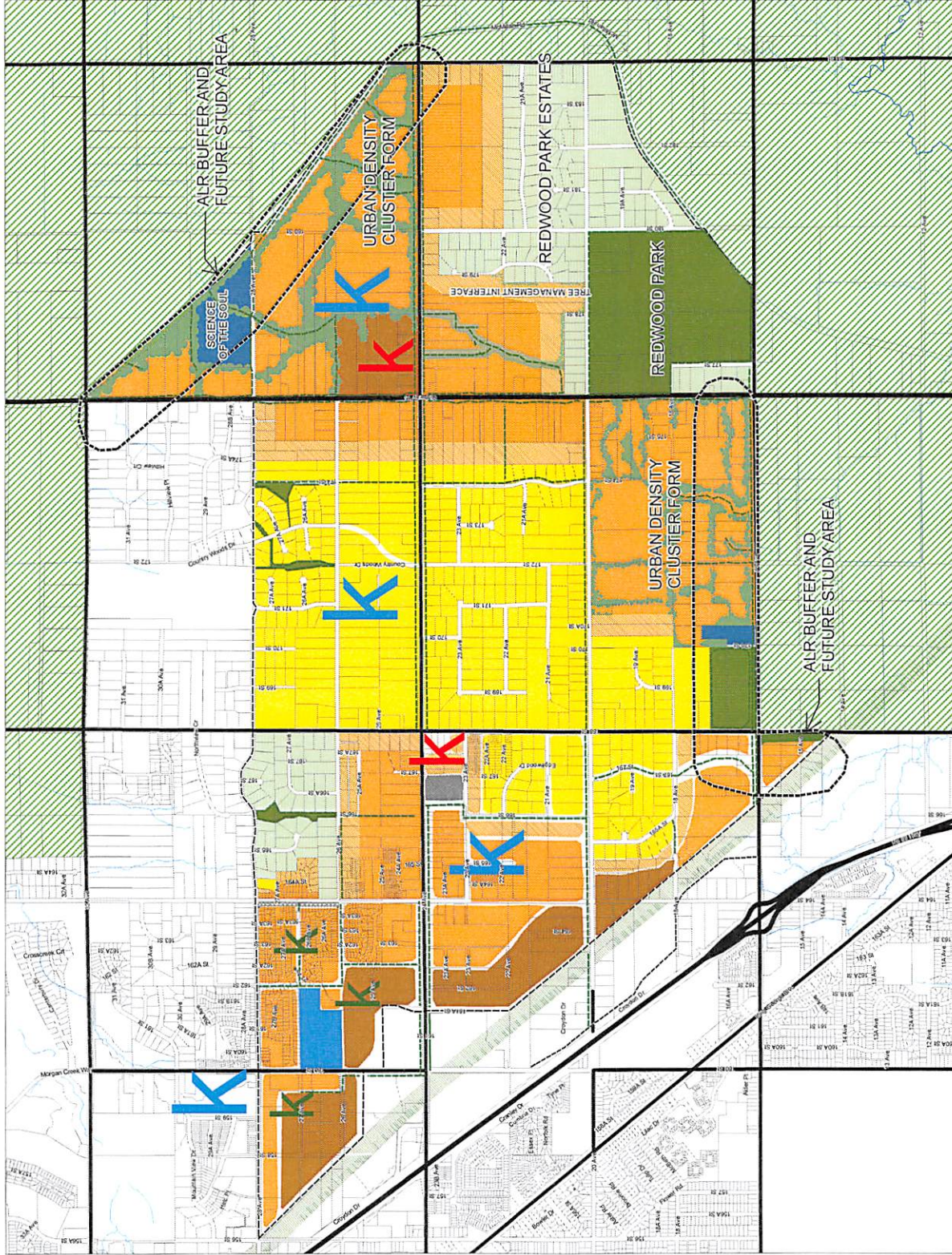
CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

LEGEND

- K** Neighbourhood Commercial
- Multiple Residential (15 to 45 upa)
- Urban Residential (4 to 15 upa)
- Transitional Density (2 to 4 upa)
- Suburban Single Family Residential
- Suburban Residential (1 u.p.a. max)
- Institutional
- Parks / Open Space
- Linkages
- Greenways
- Rural
- School/Park
- Local Park (2 to 4 AC)
- Utility Right of Way
- ALR Buffer



COUNCIL APPROVED AMENDED: 27 July 2015



Notes: Community scale park facilities, including playing fields and a community centre (Total 15-20 hectares or 37-50 acres), will be established in Grandview Heights in location(s) to be determined at the NCP Stage based on the policies and criteria contained within this plan.

Future Study Areas: Where the Cluster form designation is adjacent to ALR, significant buffers will be provided with the width of the buffer directly proportional to density to ensure that the intent of the OCP and council policies regarding densities adjacent to the ALR are retained, and to ensure a compatible interface between residential development and the ALR.



Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

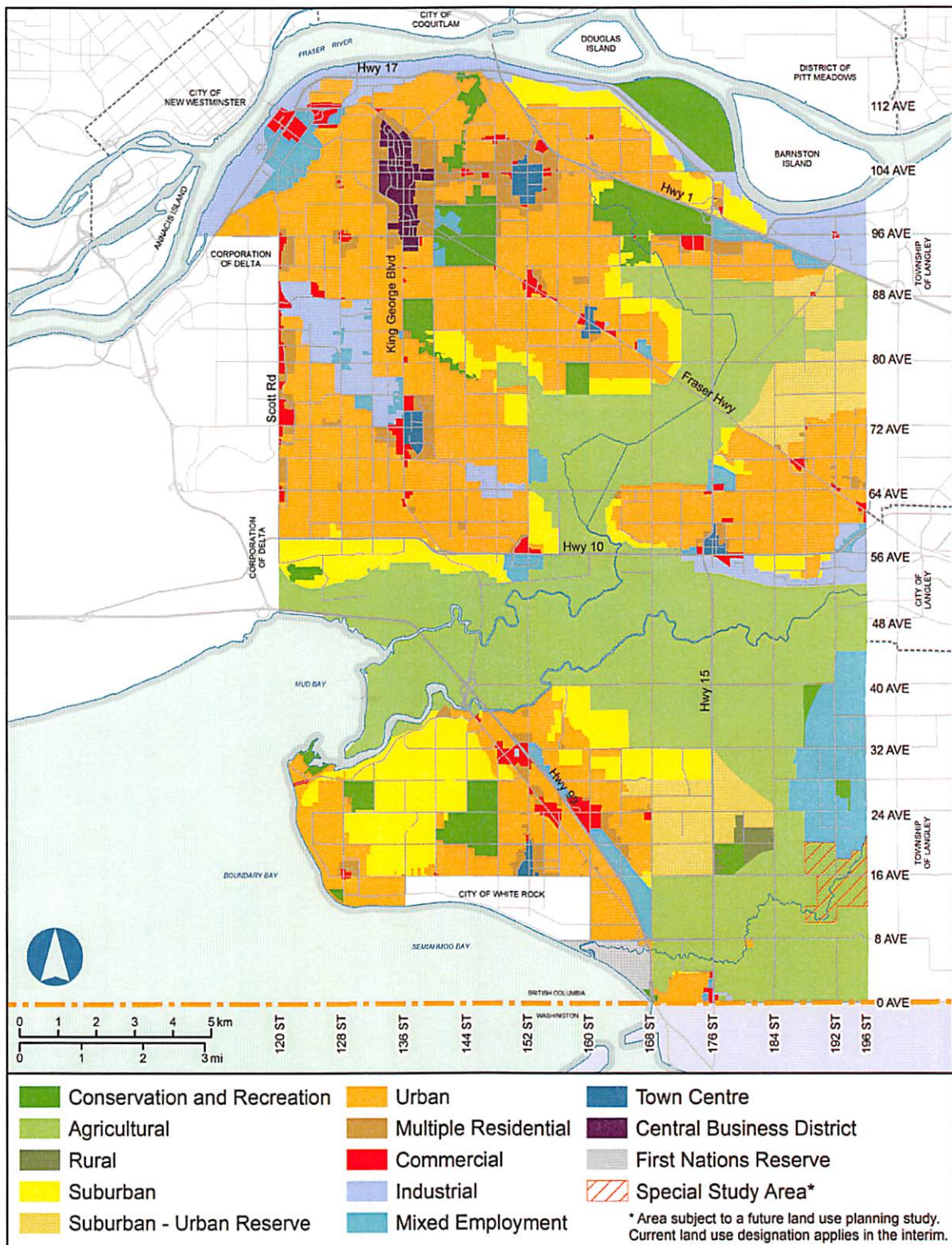
City of Surrey Planning & Development Department

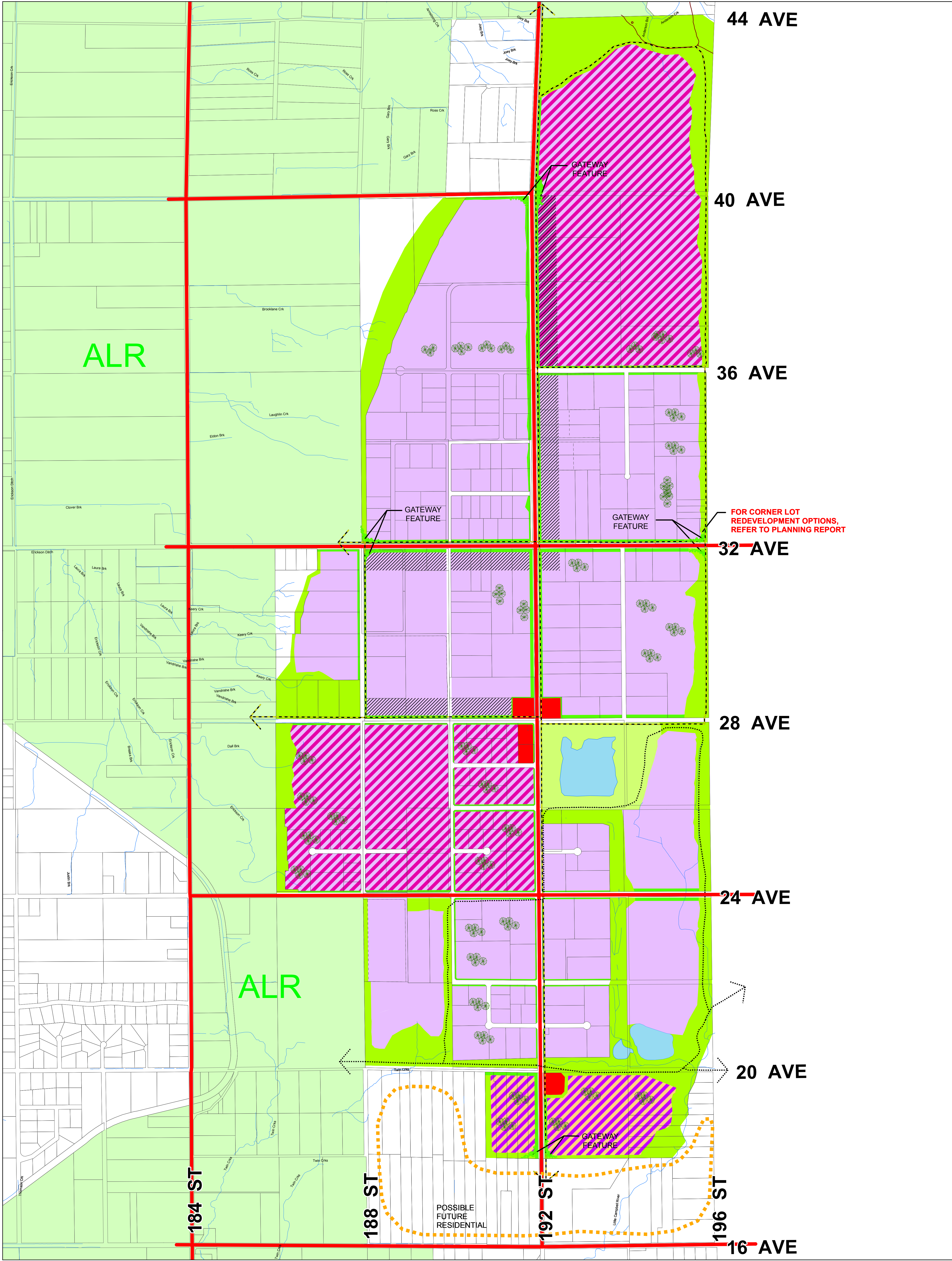
Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/o Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)
- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m
- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



Figure 3: General Land Use Designations





CAMPBELL HEIGHTS LAND USE PLAN

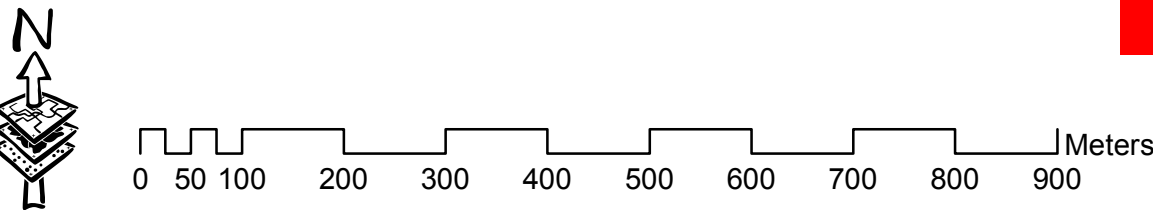
City of Surrey Planning & Development Department

Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council: December 11, 2000
Amended 16 July 2016

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



One-Acre Residential Zone

Part 12

RA

A. Intent

This Zone is intended for single family housing on *suburban lots* of 1 acre or larger.

B. Permitted Uses

Amendments: 14891, 01/20/03; 15655, 03/07/05; 17290, 12/13/10

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses.
4. Where the *lot* is 4 hectares [10 acres] or more, one additional *single family dwelling* or *duplex* for the employees of the *farm operation* permitted under Section B.3 of this Zone.
5. Where the *lot* is 0.9 hectare [2.2 acres] or more, one skateboard ramp *structure* in association with a *single family dwelling* as permitted in Sub-section B.1 and subject to the skateboard ramp *structure* being:
 - (a) a maximum of 173.4 sq. m. [1,865 sq. ft.] in area, a maximum of 5 metres [16 ft.] high, a maximum of 14.3 metres [47 ft.] long and a maximum of 12.2 metres [40 ft.] wide;
 - (b) sited behind the *single family dwelling*; and
 - (c) for the enjoyment of the residents of the *single family dwelling* on the *lot* and not for commercial purposes.

6. *Accessory uses* including the following:
- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law;
 - (c) Horse-boarding; and
 - (d) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products, and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14101, 09/18/00; 14568, 12/10/01; 14757, 07/22/02

1. For the purpose of subdivision:
- (a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum

unit density shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* shall be increased to 2.5 *dwelling units* per hectare [1.0 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law; and

- (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1.0 u.p.a.].

2. For the purpose of *building* construction:

- (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
- (b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
- (c) Where the *lot* is greater than 900 square metres [9,685 sq. ft.] in area for any *suburban lot*, *floor area ratio* is not applicable; and
- (d) Where the *lot* is greater than 1,858 square metres [0.5 acre] in area for any *urban* or *multiple residential lot*, *floor area ratio* is not applicable.

E. Lot Coverage

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14568, 12/10/01; 14757, 07/22/02

- 1. The maximum *lot coverage* shall be 20%.
- 2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*; and
 - (b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*.

F. Yards and Setbacks

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13093, 05/12/97; 14603, 01/21/02; 14757, 07/22/02; 14891, 01/20/03; 17471, 10/03/11

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	<i>Setback **</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Skateboard Ramp Structure</i>		18.0 m. [60 ft.]	36.0 m. [120 ft.]	7.5 m.*** [25 ft.]	36.0 m. [120 ft.]
<i>Buildings and Structures For Uses Permitted Under Sec. B.2* & B.3 of this Zone</i>		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

* These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.

** Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, or where the *lot* is 1,858 square metres [0.5 acres] in area or less for any

urban or multiple residential lot, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) shall apply.

- *** One (1) *side yard setback* may be reduced to not less than 3.0 metres [10 ft.] if the opposite *side yard* on the *lot* is at least 15 metres [50 ft.] and the reduced *side yard* abuts land which is *suburban*.

G. Height of Buildings

Amendments: 14891, 01/20/03; 17471, 10/03/11

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]
3. The height of a skateboard ramp *structure* shall be:
 - (a) no higher than the *building height* of the *single family dwelling* constructed on the *lot*; and
 - (b) a maximum of 5 metres [16 ft.] measured from *finished grade* to the top of the handrail.

H. Off-Street Parking and Loading/Unloading

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13774, 07/26/99; 14568, 12/10/01

1. For *lots* greater than 1,858 square metres [0.5 ac.] in area shall comply with the following:
 - (a) Parking requirements in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law shall apply; and
 - (b) Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited as follows:
 - i. A maximum of 2 cars or trucks;

- ii. *House trailers, campers* or boats, provided that the combined total shall not exceed 3; and
 - iii. The total amount permitted under (i) and (ii) shall not exceed 5.
2. For *lots*, 1,858 square metres [0.5 ac.] in area or less, the requirements in Section H of Part 16 Single Family Residential Zone RF shall apply.

I. Landscaping

Amendments: 12333, 07/25/94

All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

J. Special Regulations

Amendments: 14891, 01/20/03; 17290, 12/13/10; 17471, 10/03/11

1. The skateboard ramp *structure* permitted under Sub-section B.5 shall be completely enclosed by a fence measuring not less than 1.8 metres [6 ft.] and not more than 3.6 metres [12 ft.] in height along the perimeter of the ramp *structure*, or equipped with a security device to prohibit unauthorized use of the skateboard ramp *structure*.
2. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 14101, 09/18/00

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,094 sq. m. [2 acre]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.
3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".



SURREY
CITY OF PARKS

CITY OF SURREY

PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 2909-176

LEGAL PT S 60 AC PT LS 9-10 SEC 19 T7

SK 54266F (EX NE 132X163') 4.59c.

BUILDING PERMIT No. 04-24826

DATE 5 DEC 05

MARTIN GREIG

BUILDING INSPECTOR
PER N. MARACH
MANAGER, BUILDING DIVISION