



Presented by:

Beebe Cline - PREC

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



Active
R2169186
Board: F
House/Single Family

12618 20 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1Y6

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date:	Frontage (feet):	65.97	Original Price: \$2,750,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2016
Depth / Size: 156.82	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 10,625.00	Full Baths:	4	Zoning: RF
Flood Plain: No	Half Baths:	2	Gross Taxes: \$4,030.28
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 025-789-741
			Tour: Virtual Tour URL

View: **Yes: PARTIAL**

Complex / Subdiv: **OCEAN PARK**

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP8211 LT A LD 36 SEC 18 TWP 1**

Amenities: **Garden**

Site Influences: **Central Location**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Garage Door Opener, Microwave, Refrigerator, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13' x 8'	Above	Master Bedroom	20' x 16'10"			x
Main	Living Room	12'4 x 10'7"	Above	Walk-In Closet	11'4 x 6'			x
Main	Dining Room	13'5 x 12'1"	Above	Bedroom	16'8 x 12'8"			x
Main	Kitchen	19'9 x 11'4"	Above	Walk-In Closet	6'7 x 5'5"			x
Main	Wok Kitchen	13'4 x 7'3"	Above	Bedroom	11'10 x 11'5"			x
Main	Eating Area	10'7 x 9'6"	Above	Walk-In Closet	11'4 x 5'4"			x
Main	Great Room	20'6 x 19'9"	Above	Bedroom	15'9 x 11'			x
Main	Games Room	19'11 x 13'9"	Above	Walk-In Closet	6'3 x 5'6"			x
Main	Laundry	17'7 x 8'1"	Above	Den	12'5 x 10'9"			
Main	Mud Room	10'8 x 5'3"	Above	Office	9'3 x 8'			

Finished Floor (Main):	2,185	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,140	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	4,325 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz: 20'11 X
		Beds in Basement: 0	5	Above	3	Yes	Door Height:
Unfinished Floor:	0	Basement: Crawl	6	Above	5	No	
Grand Total:	4,325 sq. ft.	Beds not in Basement: 4	7				
			8				

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

Exquisite French Country Custom built home located in the Heart of Ocean Park. 10,635 sqft south facing lot, fenced and landscaped. New Build 2016. Traditional 4 generous Bedrooms up, all ensuited w/walk in closets. Office and Den also up*Master Bdrm suite with private covered balcony. Walnut Floors with Radiant Heat + Heat pump, A/C. HVAC 3 Gas h/e fireplaces, one is outdoors under covered patio, outdoor kitchen perfect for year round use. Chef's Thermador Dream kitchen plus wok kitchen with Massive Island and eating area Great room concept 11 foot ceilings. Cross hall Formal Dining Room- Living Room Ocean Cliff Elementary. Elgin Secondary School catchment. Walk to shopping or the Beach Easy transit parks and recreation in abundance.

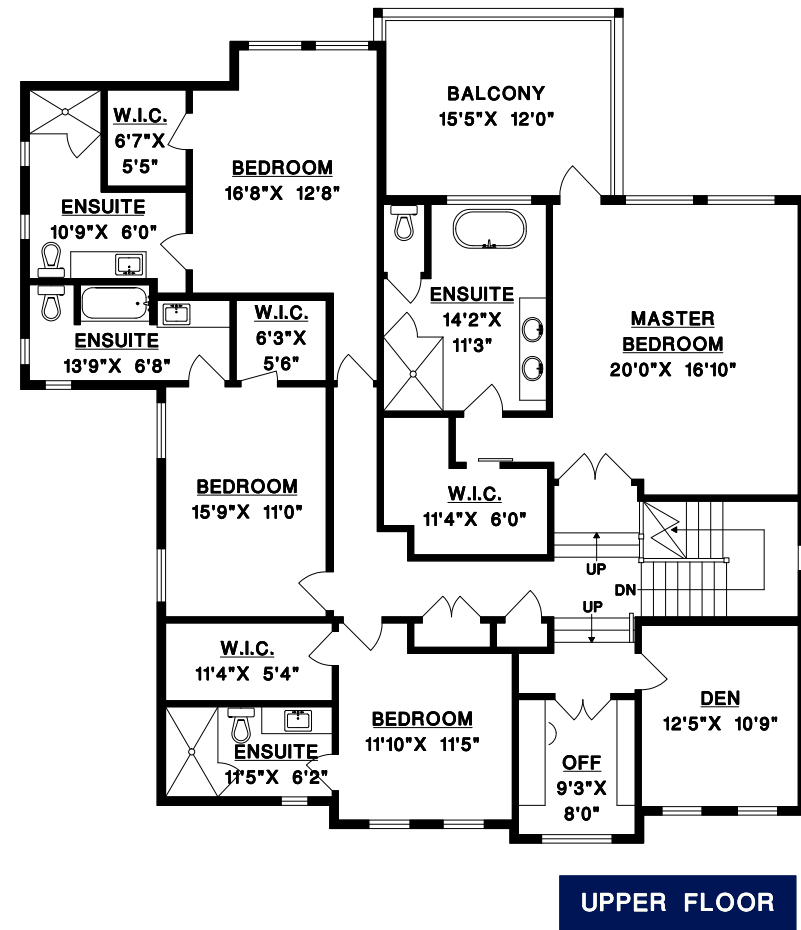
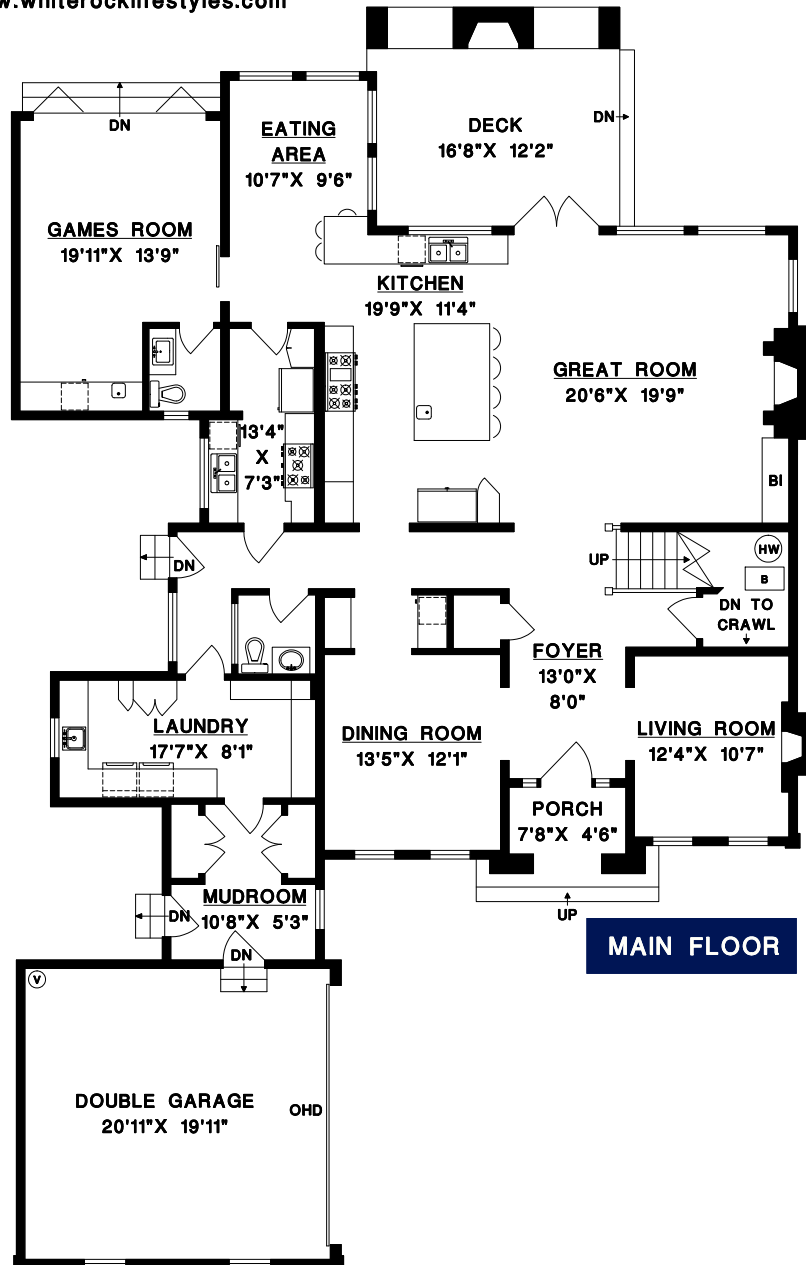
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

12618 20TH AVENUE,
SURREY, B.C.



UPPER FLOOR	2 258	SQ. FT.
MAIN FLOOR	2 329	SQ. FT.
FINISHED AREA	4 587	SQ. FT.

GARAGE	4 63	SQ. FT.
BALCONY	1 85	SQ. FT.
DECK	2 53	SQ. FT.
PORCH	1 5	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: JANUARY 2017
REVISED:



HUGH & MCKINNON
REALTY ESTABLISHED 1909



12618 20 Avenue

售價 : \$2,750,000

土地面積 : 10625 平方呎

地濶 : 65.97 呎

地長 : 156.82 呎

Ocean Park 4587 平方呎法國式郊外住宅

頂級裝修、優質工藝

建於 2016 年

2-5-10 新屋保養

廚師級廚房，備商用電器 Sub Zero, Thermador,

煎炸專用廚房、食物廚具儲存室

後園向南，設圍欄

傳統佈局

4 睡房，全部套廁、衣帽間

步行 5 分鐘到 Ocean Cliff Elementary 小學

中學校區 Elgin Park Secondary School

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/650/extras>

12618 20 AVENUE – FEATURES

Total Square Feet of Home: 4,587 sqft

Lot: 10,635 sqft (Frontage: 66 ft/Depth: 157 ft)

Bedrooms: 4 / Bathrooms: 6

Builder: APCON Developments

Virtual Tour: <http://vtour.johnbentley.ca/12618-20th-ave/video>



INTEGRITY OF BUILD

- French Country Style Home
- Interior Designer Use Throughout Entire Home
- Ten Foot Ceilings on Main
- Nine Foot Ceilings on Second Storey
- HVAC – Heat Pump
- Air Conditioning
- In-Floor Radiant Heating
- Control4 – Home Automation & Smart Home System
- 200 AMP Service
- Hot Water on Demand
- Hardwood Oak Flooring with Walnut Finish
- Morrison Windows
- Built-In Speaker System Throughout Home
- Full Security System
- Built-in Vac System
- All Bedrooms Ensuted with Walk-in Closets
- Office on Secondary Storey with Built-in Cabinetry
- 2/6 Construction
- 2-5-10 Warranty

FOYER

- Vaulted Entry
- Covered Porched Area
- Size: 13'0 x 8'0

LIVING ROOM

- Size: 12'4 x 10'7
- Natural Gas Fireplace with Feature Wall
- Crosshall Dining Room/Living Room

DINING ROOM

- Size: 13'5 x 12'1
- Coffered Ceilings
- Oversized Windows for Lots of Natural Light
- Doored Butler's Wet Bar off Dining Room with Silhouette Bar Fridge



KITCHEN

- Size: 19'5 x 16'5
 - Farmhouse Sinks
 - Stone Surfaces
 - Large Island with Quartz Surfaces, Prep Sink, Storage & Electrical Outlets
 - Built-in TV in Cabinetry for Security System
 - Soft Close Custom Cabinetry
 - Full Wok Kitchen with Commercial Venting, Five Burner Stove, Fridge & Pantry Storage
- APPLIANCES:
- High Velocity Commercial Venting
 - Commercial Grade Thermador Six Burner Gas Stove with Griddle
 - Double Ovens
 - Built-in Microwave
 - Intergrated Zero Profile Thermador Fridge/Freezer with Top Compressor Water & Ice
 - Silent Bosch Dishwasher
 - Eating Area (10'11 x 7'0) with French Doors Leading to Patio

GREAT ROOM

- Size: 20'6 x 19'9
- Built-in Custom Shelving & Cabinetry with Undermount Lighting
- Natural Gas Fireplace with Limestone Mantle
- Oversized Windows
- Pre-Wired for Mounted TV



FAMILY ROOM

- Size: 19'11 x 13'9
- Barn Door Entry
- Full Nano Wall
- Two Piece Powder Room
- Wet Bar Area with Silhouette Bar Fridge, Custom Cabinetry & Floating Shelves with Undermount Lighting

MASTER BEDROOM

- Size: 20'0 x 16'10
- Double Entry Doors
- Large Walk-in Closet with Built-In Cabinetry and Barn Door (11'4 x 6'0)
- Custom Molding Feature Wall
- Pre-Wired for Mounted TV
- Private Covered Balcony
- MASTER ENSUITE:
 - Five Piece Spa Ensuite (14'2 x 11'3)
 - Porcelain Flooring
 - Double Vanity
 - Heated Towel Rack
 - Porcelain Tile Shower
 - Rain Shower Head with Three Additional Jets & Hand Held Wand
 - Free Standing Deep Bathtub
 - Water Closet

BATHROOMS

- Top of the Line Bathroom Fixtures
- Quartz Countertops
- Toto Toilets
- Soft Close Custom Cabinetry
- Porcelain Tiles



LAUNDRY ROOM

- Size: 17'7 x 8'1
- Custom Cabinetry
- Quartz Countertops
- LG Steam Washer and Dryer
- Porcelain Flooring

MUD ROOM

- Size: 10'8 x 5'3
- Located off the Garage
- Custom Storage Cabinetry

EXTERIOR

- Outdoor Natural Gas Fireplace
- Napoleon BBQ Grill with Granite Countertops
- Outdoor Speaker System
- Metal Stairs & Hardscape Patio Pavers
- Fully Fenced
- Level Rectangular Lot
- Grassed Backyard – Pet & Child Friendly
- Irrigation System in Front & Rear
- Private Courtyard on East Side
- Stone Retaining Wall

**B.C. LAND SURVEYOR'S FORMS
LOCATION CERTIFICATE ON LOT A
SECTION 18 TOWNSHIP 1 NWD
PLAN BCP8211**

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

P.I.D. 025-789-741

List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.

BV463374



SCALE - 1 : 250

All distances are in metres

20th AVENUE

Civic Address:
12618 20th Avenue
Surrey, B.C.



1
Plan LMP25910

1
Plan 81898

forms only
curb wall
elev=54.31

level strip
elev=55.47

level strip
elev=55.47

A
Plan BCP8211

B
Plan BCP8211

This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 19th day of

December, 2015.

B.C.L.S.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

©CAMERON LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone 597-3777
Fax 597-3783
File: 5568-CE

12618 - 20 Ave (02000)
Single Family Dwelling

B-15-039593-0-0
BLDG INSP. AREA 4

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 12618 - 20 Ave Single Family Dwelling

LEGAL DESCRIPTION: LT A SC 18 T1 PLBCP8211

ZONE: RF

PERMIT TYPE: Residential C-S

BUILDING TYPE: Single Family

WORK PROPOSED: New

DECLARED VALUE OF CONSTRUCTION: \$400,000

WORK DESCRIPTION:

SINGLE FAMILY DWELLING. Two storey on crawl. Double garage.

Addition of a Secondary Suite Requires a Permit.

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

RCs: Building Scheme MBE: 54.29 m Heating: Radiant

MAXIMUM F.A.R. ACHIEVED FAR Allowable: 5005 sf

P. Eng. Geotechnical & Structural as per A.S. Rathod. Inspections required.

Separate electrical and plumbing permits required.

Rainwater leaders to be discharged onto splash pads.

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

Apcon Developments Ltd. 8408 171A St Surrey V4N0A9

OWNER:

MAJOR ROAD:	Collector	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	to be applied for and metered
STORM CONNECTION:	to be applied for	ELECTRICAL:	Overhead
DRIVEWAY WIDTH:	6		

COMMENTS:

ENG - Driveway access is not to exceed 6 metres and must clear street lights, power poles, hydrants, hydro kiosks and any other utility structure by a minimum of 1 metre and must have a minimum 1.5 metre clearance from side property lines. ENG - Any changes to the existing driveway access or construction of a new driveway access requires prior approval and a City Road and ROW permit from the Engineering Department. City Road and ROW permit for any driveway changes must be issued and completed prior to final occupancy. ENG - If a new storm / sanitary / water connection is required, application must be made at Engineering Dept. ENG - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP. ENG - Builder must implement Best Management Practices in accordance with Schedule "B" of the Erosion and Sediment Control By-law. ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY.

ISSUED BY: NK2 *NK*
DATE OF ISSUANCE: WEDNESDAY, DECEMBER 9, 2015

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1 (1). Permission is required from the originator of this document for any additional copies.



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

FINAL BUILDING APPROVAL

Date: Dec 22, 2016 13:53

Address: 12618 20 Ave
Single Family Dwelling
Legal Description: LT A SC 18 T1 PLBCP8211
Permit Number: 15-039593-000-00
Permit Type: Residential C-S-Single Family-New

A handwritten signature in black ink, appearing to read "Bob P", is written over a horizontal line.

BC Housing - New Homes Registry

[Search Again](#) 1 new home found where the PID contains 025-789-741 AND Unit type is "Single unit"

Surrey, 12618 20 Avenue

Registered with home warranty insurance.

Builder: APCON Developments Ltd.

Visit the Builder Registry (./Licence) for more builder information.

Builder's Warranty Number: 150183

Warranty Commencement Date: not yet available

Warranty Provider: Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

Address: 12618 20 Avenue, Surrey BC V4A 1Y6

Legal Description: Lot A Section 18 Township 1 New Westminster District PLAN BCP8211

PID: 025-789-741

[Click on the address for more details](#)

Understanding your Search Results

Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when buying or selling an owner-built home (http://www.bchousing.org/publications/RegBulletin_5_BuyingSellingOwner-Built.pdf). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to offer the home for sale.

Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

Can't find the address you are looking for?

Check the 'Search hints' in the registry search box above for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the Licensing & Consumer Services Branch toll-free at 1-800-407-7757 for assistance.

IMPORTANT: New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.



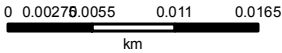
Legend

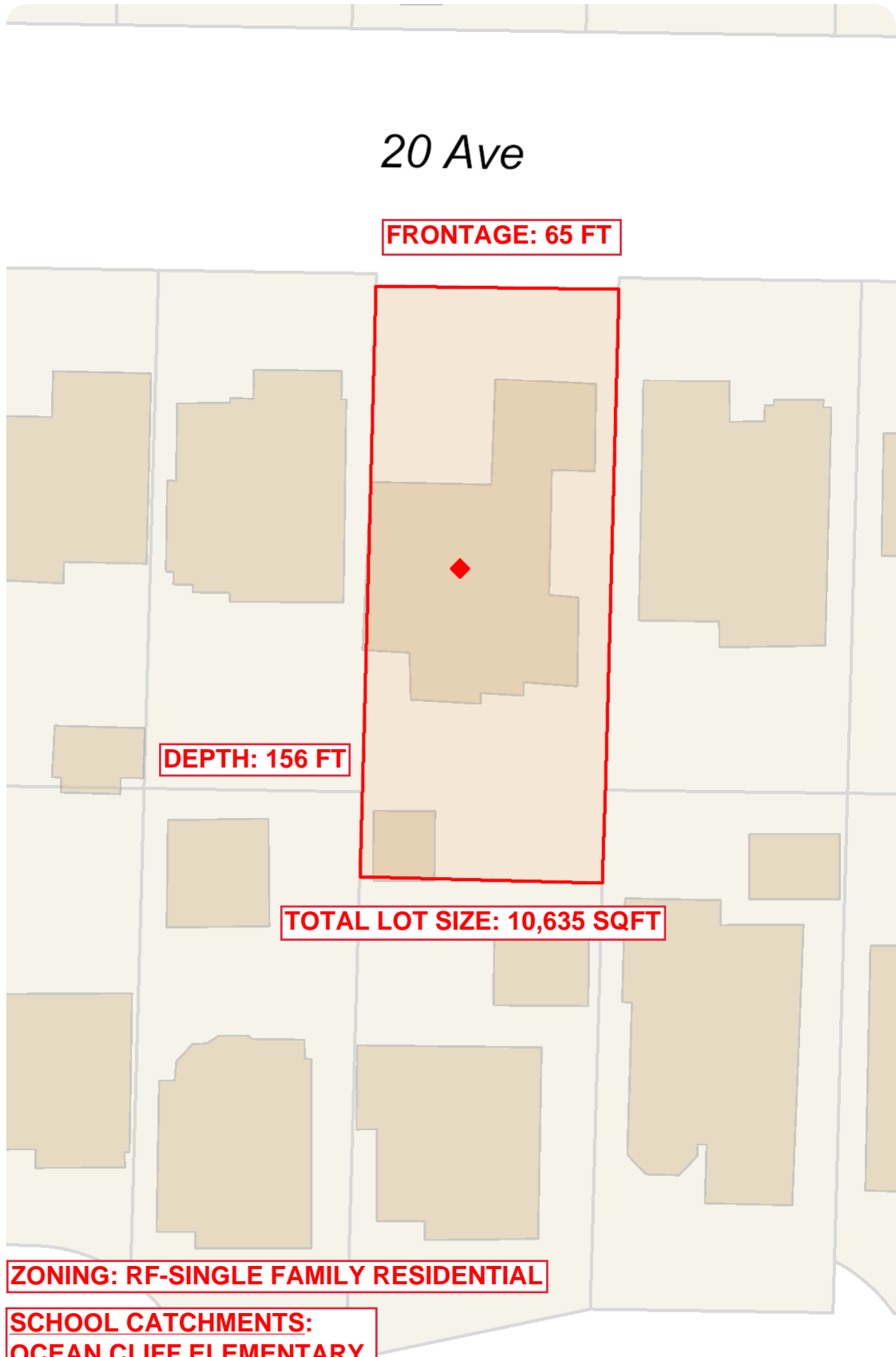
- Address Search
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Lots (Outline)

12618 20 AVENUE

Scale: 1:500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





ZONING: RF-SINGLE FAMILY RESIDENTIAL

**SCHOOL CATCHMENTS:
OCEAN CLIFF ELEMENTARY
ELGIN PARK SECONDARY**

12618 20 AVENUE

Legend

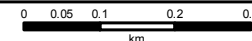
- Address Search
- Unknown
 - Hospital
 - Church
 - Shopping Centre
 - Other
 - Attraction
 - Fire
 - RCMP
 - Justice
 - Municipal
 - Park
 - School
 - Library
 - Recreation Centre
 - Community Centre
 - BC Gas
 - BC Hydro
 - BC Rail Standard Lot
 - BN Rail Standard Lot
 - CN Rail
 - City Land Standard Lot
 - City Land Strata
 - FRPA Foreshore Tenure
 - Federal Standard Lot
 - Metro Vancouver Lot
 - Harbour Board Standard Lot
 - Park - City Dedicated
 - Park - City Purchased
 - Park - Provincial

Scale: 1:500





The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 22/01/2017.

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2015/2016

	Elementary Schools	Public/Private	2015/16 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Morgan Elementary	Public	74/956	90/780	8.6/10
2	Rosemary Heights Elementary	Public	86/956	90/780	8.4/10
3	Bayridge Elementary	Public	110/956	96/780	8.0/10
4	Crescent Park Elementary	Public	110/956	147/780	8.0/10
5	Semiahmoo Trail Elementary	Public	131/956	137/780	7.8/10
6	Chantrell Park Elementary	Public	163/956	90/780	7.5/10
7	Ocean Cliff Elementary	Public	241/956	147/780	7.1/10
8	South Meridian Elementary	Public	326/956	305/780	6.6/10
9	Jessie Lee Elementary	Public	344/956	468/780	6.5/10
10	Sunnyside Elementary	Public	388/956	380/780	6.3/10
11	Ray Shepherd Elementary	Public	418/956	265/780	6.2/10
12	Laronde Elementary	Public	438/956	154/780	6.1/10
13	Peace Arch Elementary	Public	461/956	291/780	6.0/10
14	White Rock Elementary	Public	518/956	305/780	5.7/10
15	H.T. Thrift Elementary	Public	591/956	344/780	5.4/10
16	Pacific Heights Elementary	Public	685/956	535/780	5.0/10
	Private Schools		2015/16 Ranking		
1	Southridge	Private	1/956	1/780	10.0/10
2	Star of the Sea	Private	30/956	22/780	9.7/10
3	White Rock Christian	Private	210/956	210/780	7.2/10
	Secondary Schools		2015/16 Ranking		
1	Semiahmoo Secondary	Public	36/293	39/264	7.9/10
2	Elgin Park Secondary	Public	50/293	39/264	7.5/10
3	Earl Marriott Secondary	Public	91/293	90/264	6.8/10

OCEAN PARK DIRECTORY

CATEGORY	NAME	ADDRESS	PHONE
Accountants	David Grant, C.A.	12752 28 Avenue	604-728-1936
Appliances	Ranger's Ocean Park Appliance	12875 16 Avenue	604-538-9600
Bakery	Cobs Bread	12857 16 Avenue	604-531-0016
	Fieldstone Artisan Breads	2 12823 Crescent Road	604-531-7880
Banks	Bank of Montreal	12810 16 Avenue	604-541-3394
	HSBC	12894 16 Avenue	604-536-3557
	Royal Bank of Canada	60 1658 128 Street	604-541-4488
	TD Canada Trust	1611 128 Street	778-777-5026
Bed and Breakfast	Dancing Firs Bed and Breakfast		604-538-3835
Children's Clothing	Cotton 'N' Crayon	12867 16 Avenue	604-535-0466
Cleaning: Windows	Bayview Window & Gutters	12678 24 Avenue	604-538-9269
Coffee Bar	Starbucks	60 1658 128 Street	604-531-2663
Computers	Blackbird Computer Service	12884 20 Avenue	604-538-9894
Counselling	Alma Vaugeois (Psychology Counselling)	12733 25 Avenue	604-538-2232
	Joel Brass (Registered Counsellor)	1521 161B Street	604-535-4220
	Tanya Johnson (Registered Counsellor)		778-867-3917
Credit Unions	Coast Capital Savings	1680 128 Street	604-517-7000
Daycare: French Immersion	Bonjour Callins French Family Day Care	1314 128A Street	604-536-2876
Decking - Wood & Vinyl	All Decked Out Decking (Peter Hembery)		604-541-8841
Dentists	Ocean Park Dental Cetnre	12808 16 Avenue	604-536-2484
Drycleaning	MasterCare Drycleaners	1635 128 Street	604-536-2551
Education	Kip McGrath Education Centres	202 12840 16 Avenue	604-535-6215
Electrical Contractor	Honey Electric (Ron Honey)		604-536-9505
Embroidery	Saltayre Custom Embroidery	2660 127A Street	604-535-7123
Florists	Ocean Park Flowers	12891 16 Avenue	604-531-7133
Gifts	A Little Bit Country	1637 128 Street	604-535-3308
Gifts & Collectables	Country Heart Designs		604-542-2205
Grocery	Chan's Farm Market	12872 16 Avenue	604-538-2332
	Safeway	12825 15 Avenue	604-531-3422
Grocery: Specialty	Delitalia Fine Foods	1629A 128 Street	604-535-9588
	Piquant Gourmet Meats & Seasonings	1627 128 Street	604-535-8638
Hair Salon & Esthetics	Ushi's Ocean Park Day Spa	12912 16 Avenue	604-531-2312
Hall Rentals	Ocean Park Community Hall	1577 128 Street	604-538-2460
Health: Childbirth	Crescent Moon Child Birth Services		604-535-1175
Health: Foods	Ocean Park Health Foods	12907 16 Avenue	604-531-7011
Health: Massage Therapy	Ocean Park Massage Therapy Clinic	210 12761 16 Avenue	778-736-0253
Health: Medical Doctor	Dr. Mark Frobb, MD	1661 128 Street	604-531-0444
Health: Physiotherapy	Ocean Park Sports & Orthopaedic Physio	1673 128 Street	604-536-5300
Homes: Construction	Pacific Projects: Custom Home Design		604-857-5660
Homes: Masonary & Tile	HANS on Tile Incorporated	12912 16 Avenue	604-538-4869
Insurance	Schill Insurance	1597 128 Street	604-531-2318
Jewellers	Tim Platinum Jewellers	12883 16 Avenue	604-538-4438
Landscape Designer	Fabulous Flower Beds (Scott McLeod)		604-614-3530
Landscaping	Jim's Mowing (Marc Boyd)		604-310-5467
Landscaping - Home & Garden	Norwegian Wood		604-763-5273
Lawyers	Horizon Law Corporation (Lina Lee)	1675A 128 Street	604-538-7074
Legion	The Royal Canadian Legion (Branch 240)	2643 128 Street	604-535-1043
Library	Surrey Public Library	12854 17 Avenue	604-502-6304
Meats	Ocean Park Fine Meats & Seafood	12852 16 Avenue	604-531-1222

OCEAN PARK DIRECTORY			
CATEGORY	NAME	ADDRESS	PHONE
Music: Instruction	Ocean Park Piano (Helga Murray)		778-294-2294
Music: Instruments & Lessons	Surfside Music	103 1645 140 Street	778-294-1088
Newspaper	Peace Arch News	1545 Johnston Road	604-531-1711
Nursery: Plants & Flowers	Gardenworks Nursery	2124 128 Street	604-535-8853
Optician	Eurovision Optical	1657 128 Street	604-542-2933
Postal Services	Canada Post (Pharmasave)	12851 16 Avenue	604-536-7649
Real Estate	Beebe Cline (Hugh & McKinnon Realty)	14007 16 Avenue	604-830-7458
Restaurants	Delrios Restaurant	1669 128 Street	604-536-2544
	Little Caesars Pizza	1653 128 Street	604-535-2354
	Morrison Café	12855 16 Avenue	604-531-3636
	Ocean Park Village Pub	12822 16 Avenue	604-536-9654
	Panago Pizza	101 12840 16 Avenue	604-310-0001
	Sakaya Sushi	1593 128 Street	604-535-5082
	Subway Sandwiches & Salads	1623 128 Street	604-538-6571
Sound & PA Services	Q Sound (Phlip Q Davey)		604-617-8453
Spas	Aal d'Moor Spa	12348 21A Avenue	604-538-8098
Travel Services	Advantage Bell Tours Travel	12894 16 Avenue	604-535-2587
Travel: Cruises	Ocean Park Cruise Ship Centers	1659 128 Street	604-542-7447
Writing Services	Christina Newberry Writing & Editing (christina@christinanewberry.com)		
Yoga	Thrive Movement Studio	1554 128 Street	778-294-9440
	Yoga Classes by Alma Vaugeois	12733 25 Avenue	604-538-2232

KWOMAIS POINT PARK
1367 128 Street, Surrey BC



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.

Announcements

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.