





Presented by:

Beebe Cline - PREC

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



Active
R2147398
Board: F
House/Single Family

2097 131A STREET

South Surrey White Rock
Elgin Chantrell
V4A 8Y8

Residential Detached

\$2,038,000 (LP)

(SP)



Sold Date: Frontage (feet): **108.60** Original Price: **\$2,238,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
Depth / Size: **115** Bathrooms: **3** Age: **30**
Lot Area (sq.ft.): **13,076.00** Full Baths: **2** Zoning: **RH-G**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,481.21**
Rear Yard Exp: **Southwest** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-888-747**
Tour: **Virtual Tour URL**

View: **Yes: swimming pool**
Complex / Subdiv: **Huntington Park**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **1 blk** Dist. to School Bus: **2 blks**
Title to Land: **Freehold NonStrata**

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

Legal: **PL 73977 LT 25 PART NW 1/4. SEC 17 TWP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'11" x 11'1"	Above	Bedroom	14'1" x 9'11"			x
Main	Living Room	18' x 14'3"	Above	Bedroom	11' x 10'			x
Main	Office	17'4" x 14'3"	Above	Bedroom	11'10" x 10'4"			x
Main	Dining Room	13'3" x 11'10"			x			x
Main	Kitchen	13'3" x 10'11"			x			x
Main	Eating Area	10'3" x 9'4"			x			x
Main	Family Room	16'1" x 14'10"			x			x
Main	Laundry	12'8" x 6'6"			x			x
Above	Master Bedroom	15'11" x 15'2"			x			
Above	Walk-In Closet	7'2" x 6'5"			x			

Finished Floor (Main):	1,755	# of Rooms:	13	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,228	# of Kitchens:	1	1		Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	4	No	Workshop/Shed: 10'6" x
Finished Floor (Basement):	0	Suite:	None	3		Above	4	Yes	Pool:
Finished Floor (Total):	2,983 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz: 23'7" x 23'3"
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	2,983 sq. ft.	Basement: Crawl		6					
				7					
				8					

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

Gorgeous Huntington Park. South West exposed 13076 sq. foot rectangular lot frontage 108 feet. Traditional family layout four spacious bedrooms up. Office on main floor, or fifth bedroom, Family friendly family room with gas fireplace, formal dining room and living room with fireplace. Kitchen w/eating area is updated featuring granite counters & stainless appl pkg. Fully fenced private back yard filled w/sunshine. Enjoy balcony, sundeck & patios surrounding the in-ground swimming pool * new liner April 2017* 2,983 sqft on two levels. Double garage with bonus workshop area. Asphalt roof replaced 7yrs ago. Schools: Ray Shepherd or Laronde & Elgin Park Secondary, Easy walk to Ocean Park Village shopping, schools, transit & Dogwood park.



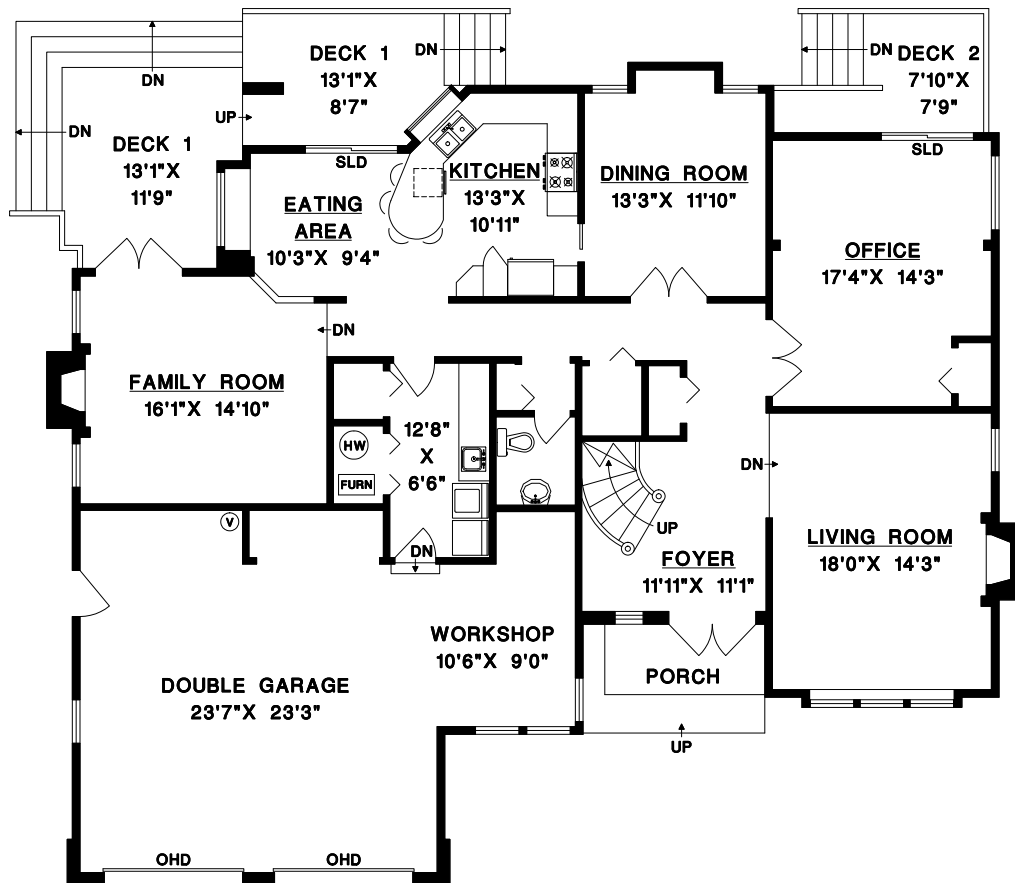
BEEBE CLINE

BUS: 604-531-1909

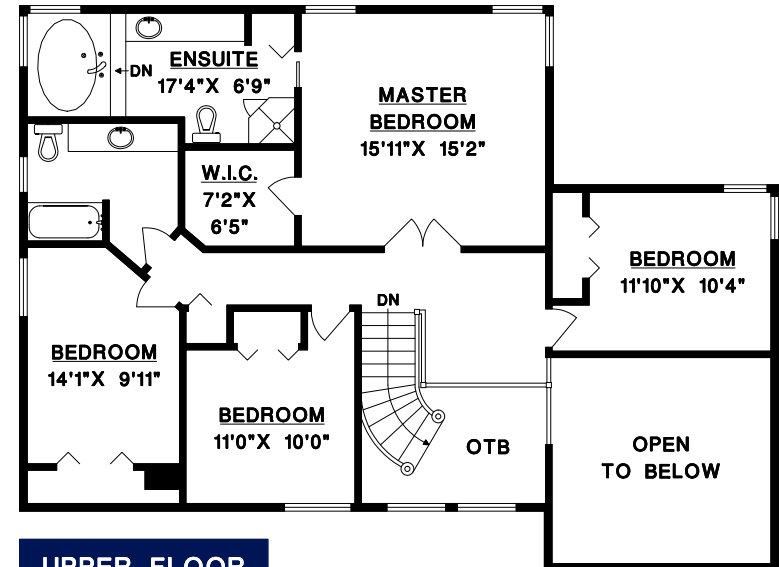
CEL: 604-830-7458

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**2097 131A STREET,
SURREY, B.C.**



MAIN FLOOR



UPPER FLOOR

UPPER FLOOR	1228	SQ. FT.
MAIN FLOOR	1755	SQ. FT.
FINISHED AREA	2983	SQ. FT.

GARAGE	696	SQ. FT.
DECK 1	262	SQ. FT.
DECK 2	77	SQ. FT.
PORCH	84	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: MARCH 2017
REVISED:





HUGH & MCKINNON
REALTY ESTABLISHED 1909



2097 131A STREET

售價 : \$2,038,000

亨定頓公園 (Huntington Park)

佔地面積 : 13,076 平方呎

地深 : 115 呎, 深 : 108.6 呎

後園向西南

4 睡房、2½ 洗手間

傳統間隔樓上睡房

正式的起居廳及飯廳

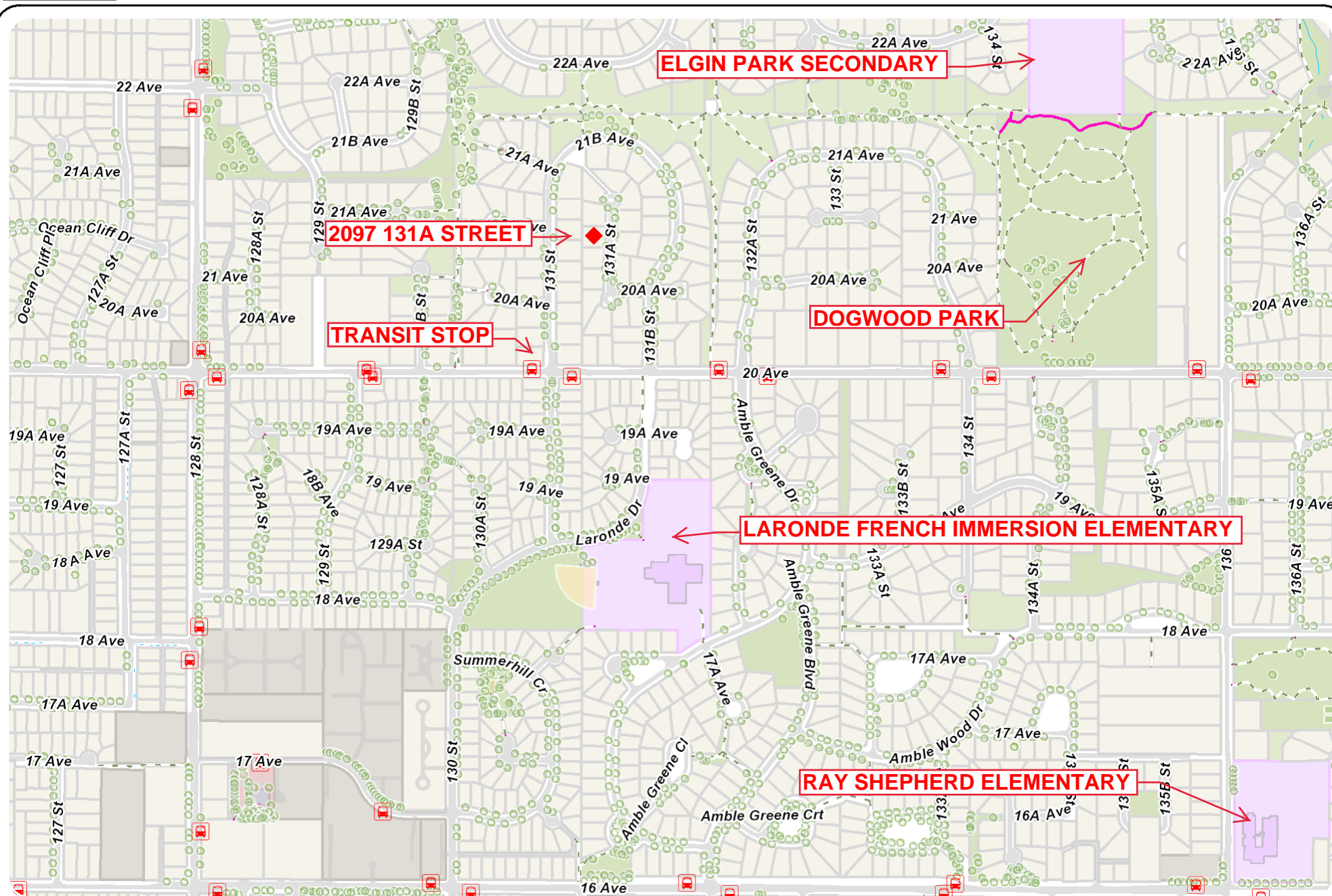
兩層共 2,983 平方呎

Ray Shepherd 或 Laronde 小學

Elgin Park 中學

文件備索 :

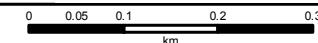
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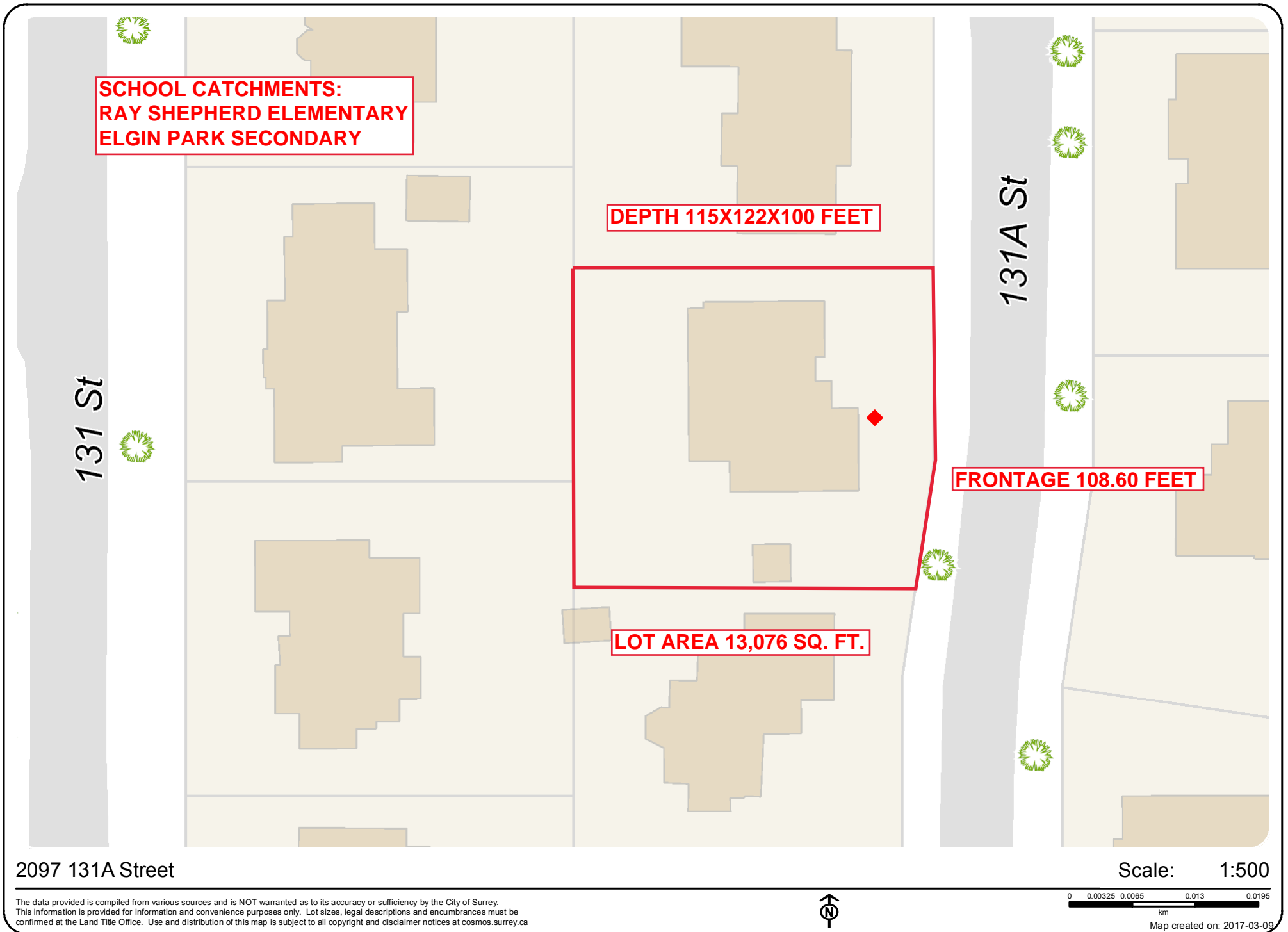


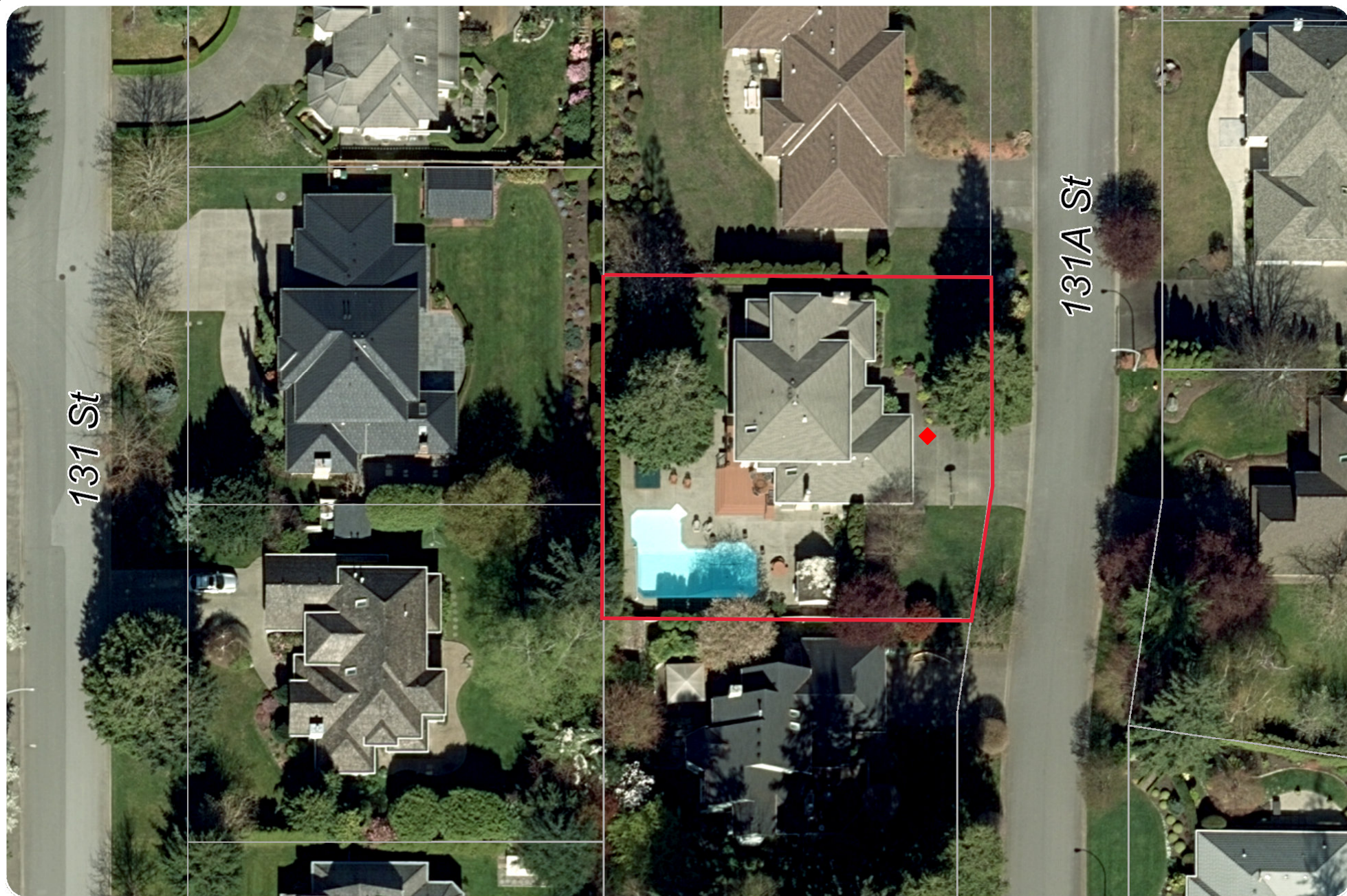
2097 131A Street

Scale: 1:8,000

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2097 131A Street

Scale: 1:500

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0 0.00325 0.0065 0.013 0.0195
km

Map created on: 2017-03-09



DISTRICT OF SURREY
Permits and License Department

14245 - 56th Avenue, Surrey
British Columbia, Canada V3W 1J2

Telephone
(604) 591-4220

D. MAGNUSSON, P.Eng., Chief Inspector

Fax
(604) 591-4527

February 24, 1988

File: 02097-13150

Dear Sirs:

Re: Final Approval for
Single Family Dwelling
at 2097 - 131A Street
Permit # 49272
Lot 25, Sec. 17, Tp. 1, Plan 73977

An inspection was conducted by this Department on February 22, 1988, and pursuant to the provisions of Section 15, Surrey Building By-law, 1987, No. 9011, the building located at the above referenced premises has now been granted Final approval.

Yours truly,

D. Magnusson
for D. Magnusson, P. Eng.
Chief Inspector

JC:gt/8582b-1

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SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS

	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		2014/15 Ranking		
1	Semiahmoo Secondary	Public	37/294	52/262	7.6/10
2	Elgin Park Secondary	Public	65/294	46/262	7.2/10
3	Earl Marriott Secondary	Public	106/294	97/262	6.6/10

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@christinaneberry.com)		
Yoga	Thrive Movement Studio	1554 128 Street	778-294-9440
	Yoga Classes by Alma Vaugeois	12733 25 Avenue	604-538-2232

Dogwood Park



Dogwood Park is located along 20 Avenue in South Surrey. The park is a part of a larger linear park system that includes [Chantrell Park](#) to the east and [Bridlewood Park](#) and [Huntington Park](#) to the west. The linear system is a natural extension of the [Sunnyside Acres Urban Forest](#).

Dogwood Park is mainly a natural area. Find walking trails through the forest, connecting to another larger trail system, that continues through Chantrell and Bridlewood Park. There is also a dog off-leash area in the southern portion of the park.

Dogwood dog off-leash area

The main access for Dogwood Park dog off-leash area is located off of 20th Avenue near 134th Street. There is a large gravel parking area providing access to grass through a fence. The dog off-leash area also has paths in the forested area to the north. Parks has recently completed pathway and fencing improvements to better delineate the dog off-leash area from adjacent parkland.