









Presented by:

Beebe Cline - PREC

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



Active
R2178686

Board: F
House/Single Family

16327 12A AVENUE

South Surrey White Rock
King George Corridor
V4A 8E3

Residential Detached

\$1,060,000 (LP)

(SP)



Sold Date:	Frontage (feet):	37.00	Original Price: \$1,060,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1986
Depth / Size: 92	Bathrooms:	2	Age: 31
Lot Area (sq.ft.): 7,063.00	Full Baths:	2	Zoning: RF
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,776.05
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-139-146
			Tour: Virtual Tour URL

View: **No** :
 Complex / Subdiv: **SOUTH MERIDIAN**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: **2** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL 70243 LT 297 LD 36 SEC 12 TWP 1 PART NW 1/4**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Windows - Thermo**

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

Finished Floor (Main): 1,490	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,490 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Bed in Basement: 0	5				Door Height:
	Basement: Crawl	6				
Unfinished Floor: 0	Bed not in Basement: 2	7				
Grand Total: 1,490 sq. ft.		8				

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

Looking to downsize or a Retirement Rancher look no further. Jewel box of a home located in cul-de-sac with large double garage and long driveway. Professionally landscaped with irrigation, South West exposure, very low maintenance. Excellent for the lock-and-go couple. Many upgrades: vinyl windows and exterior doors, H/E gas fireplace, steam W/D, kitchen appliance package, new roof 2010. Energy Smart rating 72. School Catchments: South Meridian Elementary & Earl Marriott Secondary. Quality neighborhood with trail system and close to the beach. Ease of commute with transit, access to Hwy 99, USA, Grandview shopping, & South Meridian Park. Pictures, brochure, & floor plan available and easy to show.

16327 12A AVENUE,
SURREY, B.C.



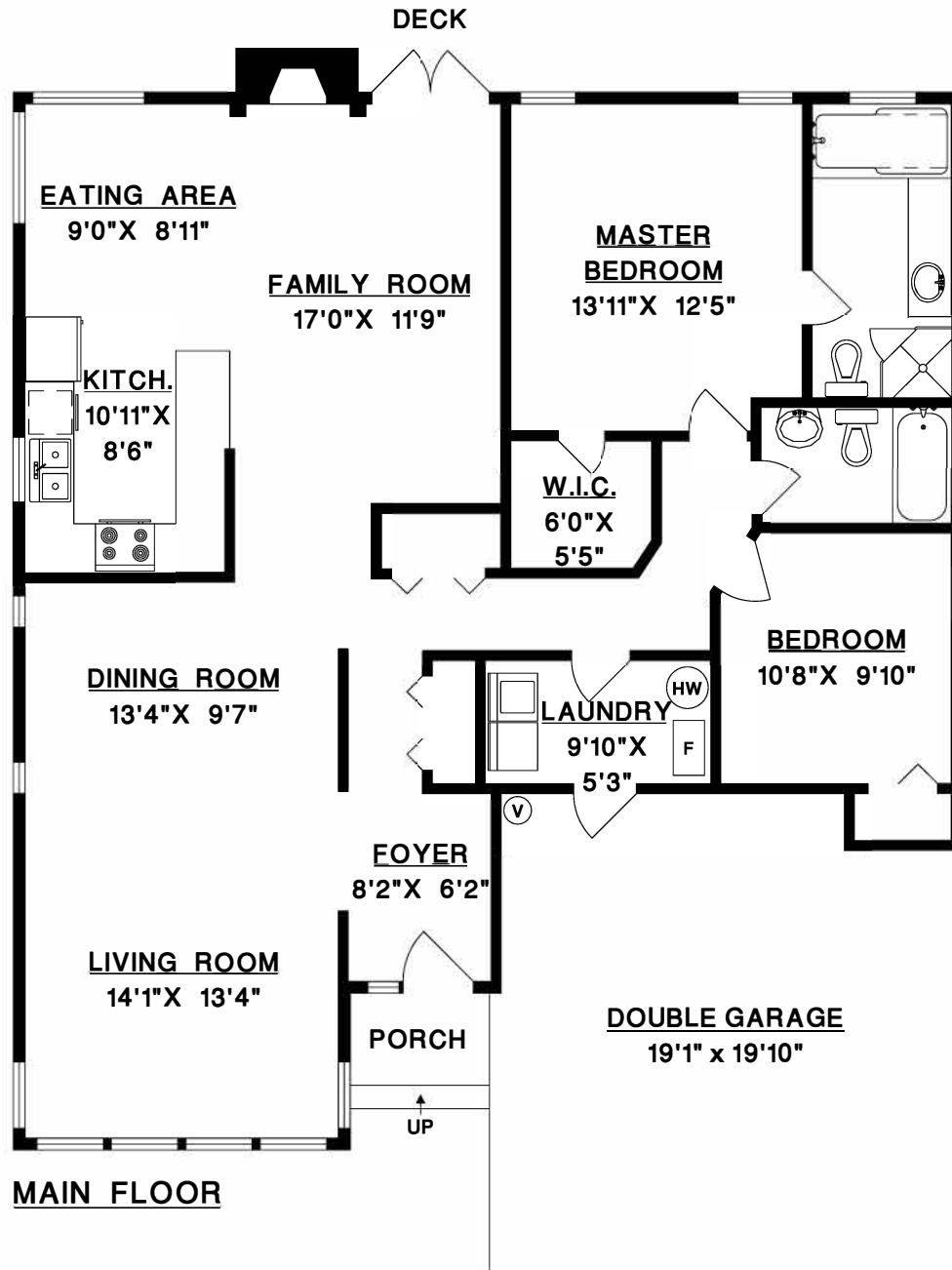
HUGH & McKINNON
REALTY LTD. EST. 1989

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR 1490 SQ. FT.

FINISHED AREA 1490 SQ. FT.

PLAN

SHOWING LOCATION OF
FOUNDATION FORMS ON
LOT 297 SEC. 12 TP. 1
N.W.D. PLAN 70243

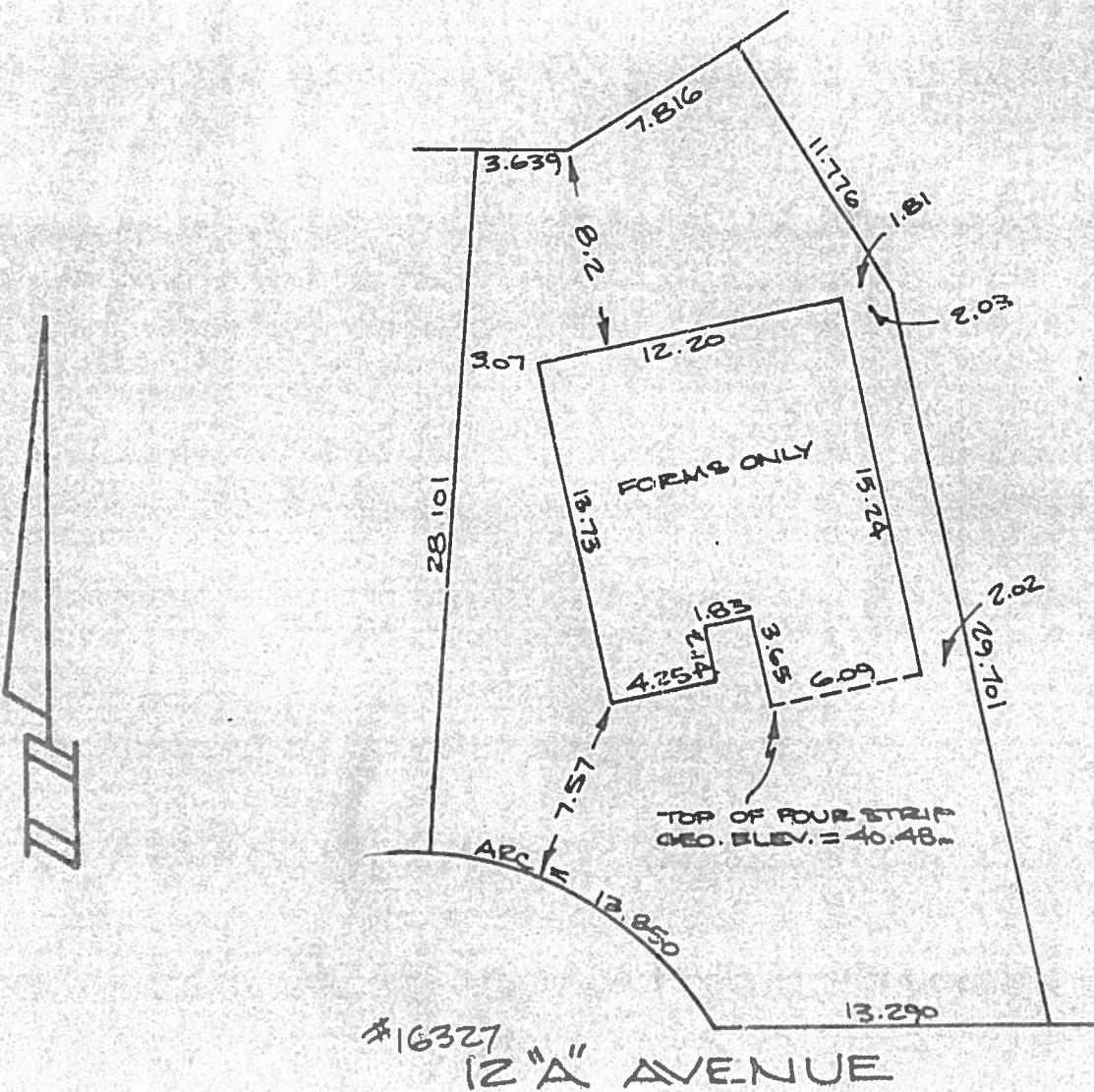
MUNICIPALITY OF SURREY

Scale: 1:300 (METRIC)

CERTIFIED CORRECT

Rod Justice S.C.C.S.

Date: AUG. 21, 1986



This copy is provided from City files pursuant to the Copyright Act, Sub-Section 32.1(1) and is not warranted by the City as to its accuracy. Permission is required from the originator of this document for any additional copies.

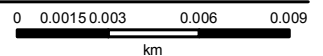
THE DIMENSIONS SHOWN ON THIS CERTIFICATE SHOULD NOT BE USED TO DEFINE BOUNDARIES.

JUSTICE, COMMENTS & APPROV
S.C. LAND SURVEYORS
1665 - 100th AVE.
SURREY, B.C.



16327 12A Avenue

Scale: 1:250



ZONING: RF
SINGLE FAMILY RESIDENTIAL ZONE

SCHOOL CATCHMENTS:
SOUTH MERIDIAN ELEMENTARY
EARL MARRIOTT SECONDARY

92 FT

136 FT

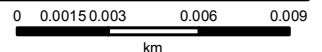
TOTAL: 7,063 SQFT

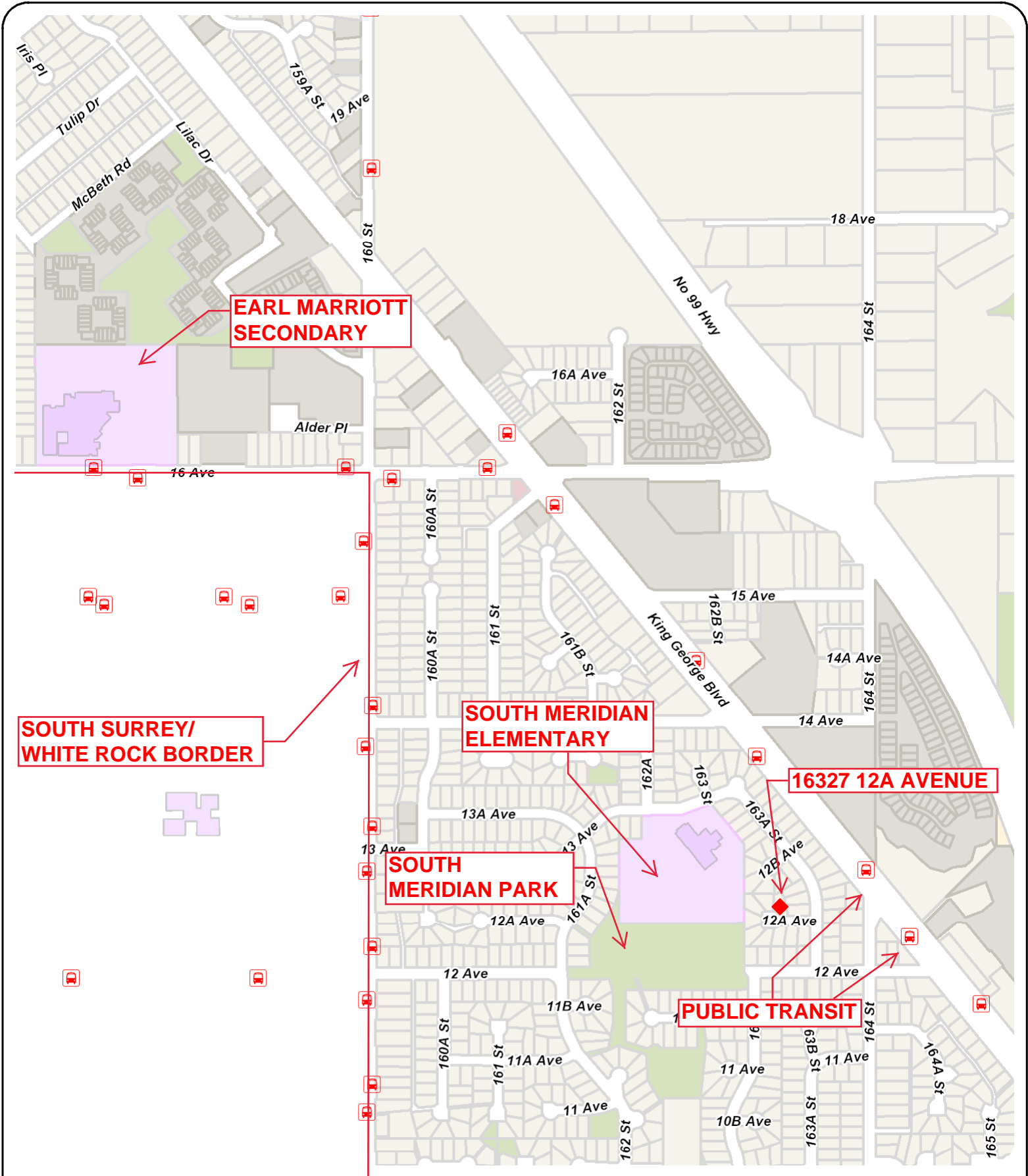
FRONTAGE: 37 FT

12A Ave

16327 12A Avenue

Scale: 1:250





16327 12A Avenue

Scale: 1:8,000



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

South Meridian Park



Location

16187 - 12 Avenue, Surrey BC

About South Meridian Park

Come play soccer or walk through the woods in this neighbourhood park next to South Meridian Elementary. This park is also the headwaters for McNally Creek, running south to the Little Campbell River.