



Presented by:

Beebe Cline - PREC

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



Active
R2182609
Board: F
House/Single Family

1678 138B STREET
South Surrey White Rock
Sunnyside Park Surrey
V4A 9J8

Residential Detached
\$1,480,000 (LP)
(SP)



Sold Date: Frontage (feet): **57.30** Original Price: **\$1,520,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**
Depth / Size: **129.10** Bathrooms: **3** Age: **28**
Lot Area (sq.ft.): **7,104.00** Full Baths: **2** Zoning: **RF**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,528.11**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-583-568**
Tour:

View: **No :**
Complex / Subdiv: **BELL PARK ESTATES**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1BLK** 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, Mixed, Other**

Legal: **PL 78425 LT 15 LD 36 SEC 16 TWP 1 PART SW 1/4.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Sprinkler - Inground, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'10 x 8'5	Above	Other	8'5 x 6'4			x
Main	Living Room	18'10 x 12'11	Above	Patio	12'4 x 3'5			x
Main	Dining Room	11'9 x 11'0	Above	Walk-In Closet	8'5 x 6'11			x
Main	Solarium	22'10 x 16'11	Above	Bedroom	11'5 x 11'0			x
Main	Patio	17'11 x 12'0	Above	Bedroom	11'0 x 9'5			x
Main	Family Room	16'1 x 11'4			x			x
Main	Eating Area	9'1 x 6'2			x			x
Main	Kitchen	13'4 x 10'4			x			x
Main	Utility	12'0 x 3'11			x			
Above	Master Bedroom	14'10 x 13'4			x			

Finished Floor (Main): **1,667**
Finished Floor (Above): **925**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,592 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,592 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **21'3 X 21'2**
Door Height:

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

Family home Quiet Cul de Sac nice lot size* 7104 sq.feet three bedroom up. Large Master 5 piece en-suite w/ heated floors , walk in closet ,fireplace and balcony. Main Floor Spacious living room Vaulted, gas fireplace and formal dining room. Chef's kitchen with Island ,white cabinetry, granite surfaces ,stainless steel appl Open to the family room, gas fireplace and access to fenced back yard . Professional Installed Sun Room French doors and floor to ceiling windows in with view to gardens on private east lot. Upgrades in 2012 include NEW ROOF. School Catchments: Ray Shepherd Elementary and Elgin Park Secondary. Large double garage and open parking for 4 cars in driveway.



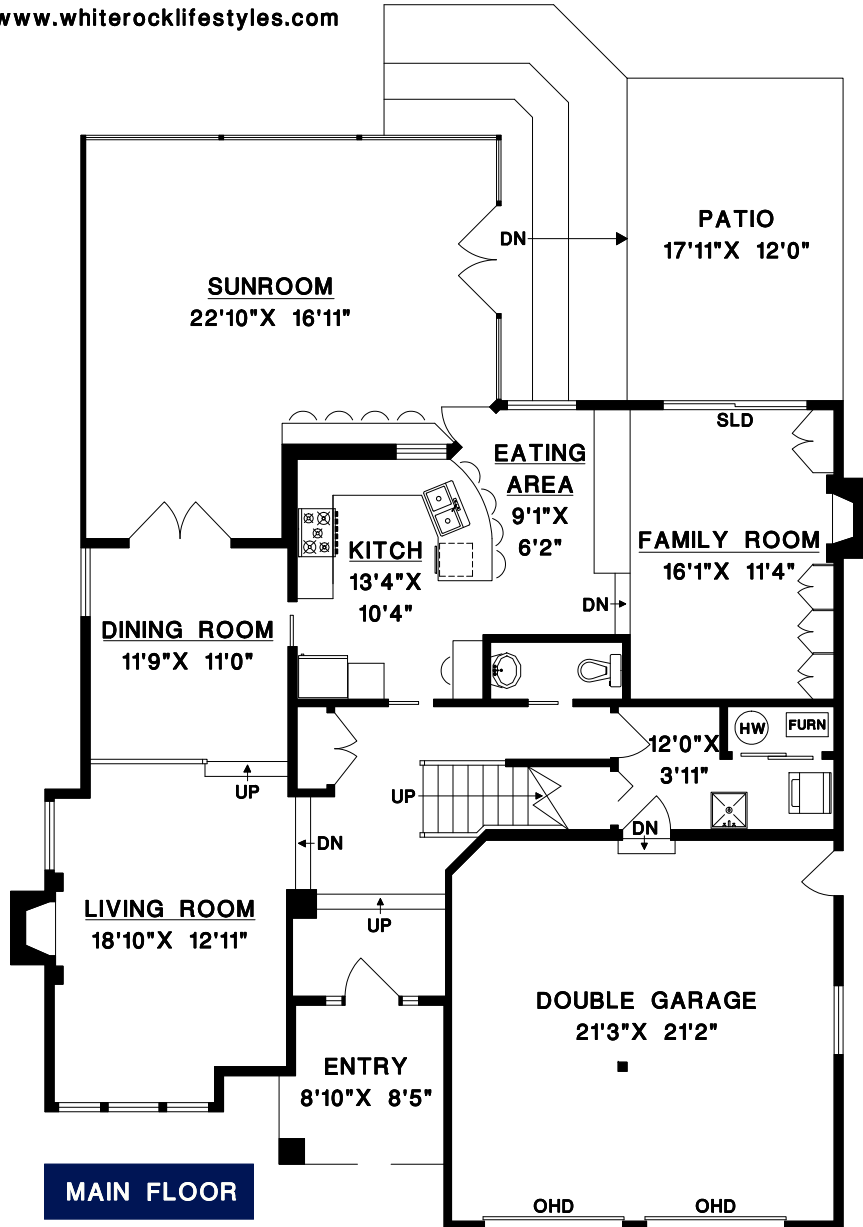
HUGH & McKINNON
REALTY LTD. EST. 1909

BEEBE CLINE

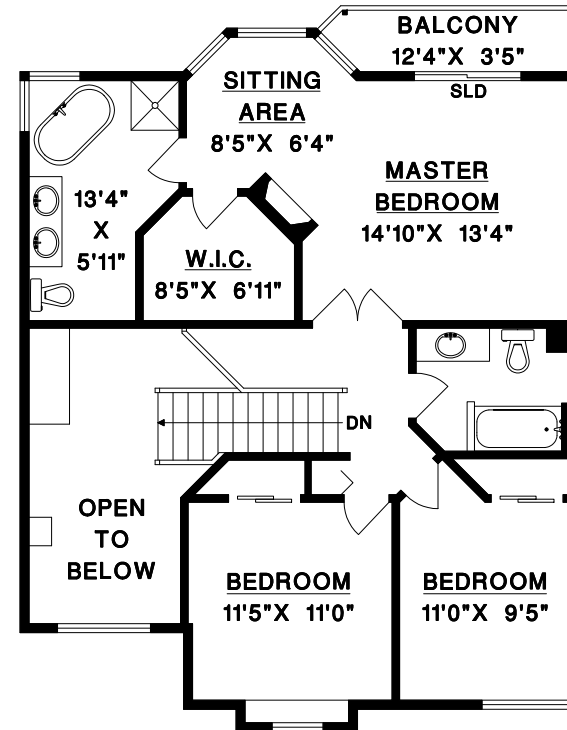
BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



1678 138B STREET,
SURREY, B.C.



UPPER FLOOR	925	SQ. FT.
MAIN FLOOR	1667	SQ. FT.
FINISHED AREA	2592	SQ. FT.

GARAGE	475	SQ. FT.
PATIO	340	SQ. FT.
ENTRY	77	SQ. FT.



1' 6'
SCALE

DRAWN BY: CN
DATE: JUNE 2017
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca



HUGH & MCKINNON
REALTY ESTABLISHED 1909



1678 138B STREET

售價：\$1,480,000

Bell Park 物業

佔地面積：7,104 平方呎

地長：129.10 呎

地闊：57.30 呎

2,592 平方呎居所

3 睡房，2 ½ 洗手間

清靜鎖圈地

拱頂天花

2012 年翻新，包括屋頂

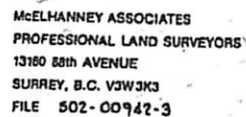
大雙車房 / 車道充足泊車空間

校區：Ray Shepherd 小學 & Elgin Park 中學

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/673/extras>

SCALE: 1:250 (METRIC)



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DISTRICT OF SURREY
PERMITS & LICENSE DEPT.

Telephone (604) 591-4011
14245 - 56th Avenue, Surrey
British Columbia, Canada V3W 1J2

FINAL BUILDING APPROVAL


FOR SINGLE FAMILY DWELLING

LOCATED AT 4678 - 138 E



BUILDING PERMIT No. 56446

DATE JUN 3/95


BUILDING INSPECTOR
PER D. MAGNUSSON, P. ENG.
CHIEF INSPECTOR

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1078 - 138B St (13870)

B-98 004361

Department Copy

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 1678 - 138B St
LEGAL DESCRIPTION: LT 16 SW SC 16 T1 PL78425 PART: SW1/4 PID 011593568
ZONE: RF
BUILDING TYPE: Single Family
WORK PROPOSED: Addition to House
PERMIT TYPE: Residential C-S

WORK DESCRIPTION:

Permit to construct a sunroom.
Inspections required. Separate electrical permit required.
Structural and geotechnical: C L Parayno.

APPLICANT:

BUILDER / GENERAL CONTRACTOR:


Noventa Industries 11558 132 A St Surrey

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	Yes	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	Yes
STORM CONNECTION:	Yes	ELECTRICAL:	Underground

COMMENTS:

ENG - Easement for Storm Drains

ISSUED BY: DPH 
DATE OF ISSUANCE: FRIDAY, AUGUST 21, 1998

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PLEASE PRINT CLEARLY - APPLICATION/PERMIT



BUILDING PERMIT NO. **56446**
BUILDING VALUE **86,685**

APPROVED BY *[Signature]*
DATE **Oct. 18/86**

FOR OFFICE USE ONLY

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION Single Family Dwelling

OTHER EXISTING BUILDINGS ON SAME LOT YES/NO _____ NUMBER _____ BEING USED FOR _____

REGISTERED OWNER/TENANT _____

ADDRESS _____

BUILDER _____ BUS. LIC. NO. _____ HOME PHONE: _____

ADDRESS _____ POSTAL CODE _____ BUSINESS PHONE: _____

DESIGNER _____ ADDRESS _____

HAS/IS BUILDING BEEN/BEING STRATA TITLED? YES/NO _____ PERSON TO WHOM PERMIT IS TO BE ISSUED _____

I HAVE CHECKED THE TITLE OF THIS PROPERTY AND VERIFY THAT THERE ARE NO ENCUMBRANCES OR RESTRICTIONS AGAINST THE PROPERTY THAT WOULD PRE _____

SIGNATURE OF APPLICANT _____ CAPACITY OF APPLICANT _____

APPLICANT IS REQUESTED TO READ THE REVERSE SIDE OF THIS DOCUMENT. APPLICATION DATE _____

2) TO BE FILLED IN BY PLANNING DEPARTMENT.

PROJECT ADDRESS 1678-138 B St. COMPLETED BY M.H.

MAP NO. 122

ZONE R-F(2)

RE-ZONE NO. _____

LEGAL DESCRIPTION Lot 15, A.W. 4, Ac. 16, J.P. 1, Pl. 1142 DVP/D.P. NO. _____

NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. L.U.C. NO. _____

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM	ARTERIAL ROAD	YES <input checked="" type="radio"/> NO <input type="radio"/>
STREET <input checked="" type="radio"/> NO <input type="radio"/>	SANITARY SEWER	YES <input checked="" type="radio"/> NO <input type="radio"/>
LANE YES <input checked="" type="radio"/> NO <input type="radio"/>	STORM SEWER	YES <input checked="" type="radio"/> NO <input type="radio"/>
OTHER YES <input checked="" type="radio"/> NO <input type="radio"/> (EXPLAIN IN REMARKS)	STORM CONN.	YES <input checked="" type="radio"/> NO <input type="radio"/>
ENG. PROJECT NO. <u>7886-3290</u>	EASEMENTS/ROW	YES <input checked="" type="radio"/> NO <input type="radio"/>
	WATER	YES <input checked="" type="radio"/> NO <input type="radio"/>
	DETENTION	YES <input checked="" type="radio"/> NO <input type="radio"/>
	SERVICE AGMT.	YES <input checked="" type="radio"/> NO <input type="radio"/>
	COMPLETED BY	

ENGINEERING REMARKS _____

4) PERMITS AND LICENSE OFFICE USE ONLY

NUMBER OF UNITS	<u>ONE</u>	FLOOR AREAS
BUILDING AREA	<u>13.6m x 14.02m</u>	
SITE AREA	<u>below</u>	
SITING FRONT	<u>B.W. 7.5m min</u>	
SITING SIDES	<u>N.S. 1.0m min</u>	
SITING REAR	<u>E 17m</u>	

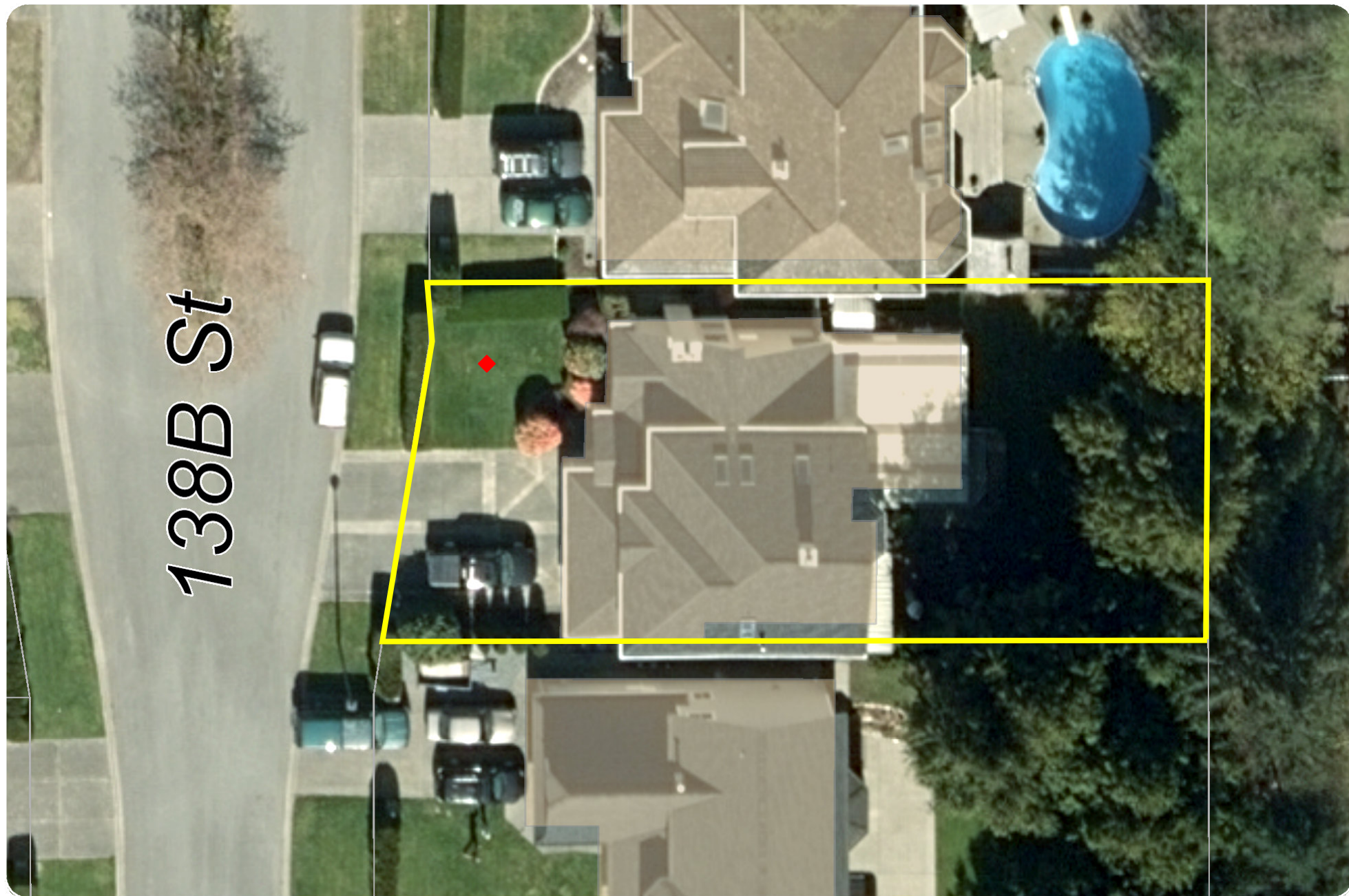
REMARKS AND NOTATIONS:

Single Family Dwelling
2 Storeys
Crawlspace
Double Garage
N.B. 89.50

FEES PAYABLE

ENGINEERING RATES		DEVELOPMENT COST CHARGES		PERMIT FEES	
WATER CONSL	<u>NIL</u>	D.C.C. - WATER		BUILDING	<u>549</u> +
WATER TURN-OFF	<u>-</u>	D.C.C. - DRAINAGE		SEWER	<u>25</u> +
WATER RATES	<u>3.33</u>	D.C.C. - ARTERIAL ROADS		LEVY	<u>-</u> +
SANITARY SEWER CONNECTION FEE	<u>NIL</u>	D.C.C. - ARTERIAL ROADS		RATES TOTAL	<u>790</u> +
SANITARY SEWER RATES	<u>1.91</u>	D.C.C. - OPEN SPACE		D.C.C. TOTAL	<u>-</u> +
GARAGE RATES	<u>2.16</u>	D.C.C. - SANITARY SEWER		TOTAL	<u>581.40</u> = R# <u>J629465</u>
LATECOMER SAN. CONN. CHARGE	<u>-</u>	D.C.C. TOTAL		DAMAGE DEPOSIT	<u>5.00</u> + R# <u>J 11</u>
ENG. RATES TOTAL		1/3		COMMERCIAL DEPOSIT	<u>-</u> R#
		2/3		AMOUNT OWING	<u>-</u> R#

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1678 138B Street

Scale: 1:250

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km

Map created on: 2017-05-19



SCHOOL CATCHMENTS:
RAY SHEPHERD ELEMENTARY
ELGIN PARK SECONDARY

ZONING: RF
SINGLE FAMILY
RESIDENTIAL ZONE

138B St

FRONTAGE: 57.3 FEET

DEPTH: 122.2 FEET

TOTAL LOT:
7,104 SQFT

DEPTH: 129.1 FEET

56.7 FEET

1678 138B Street

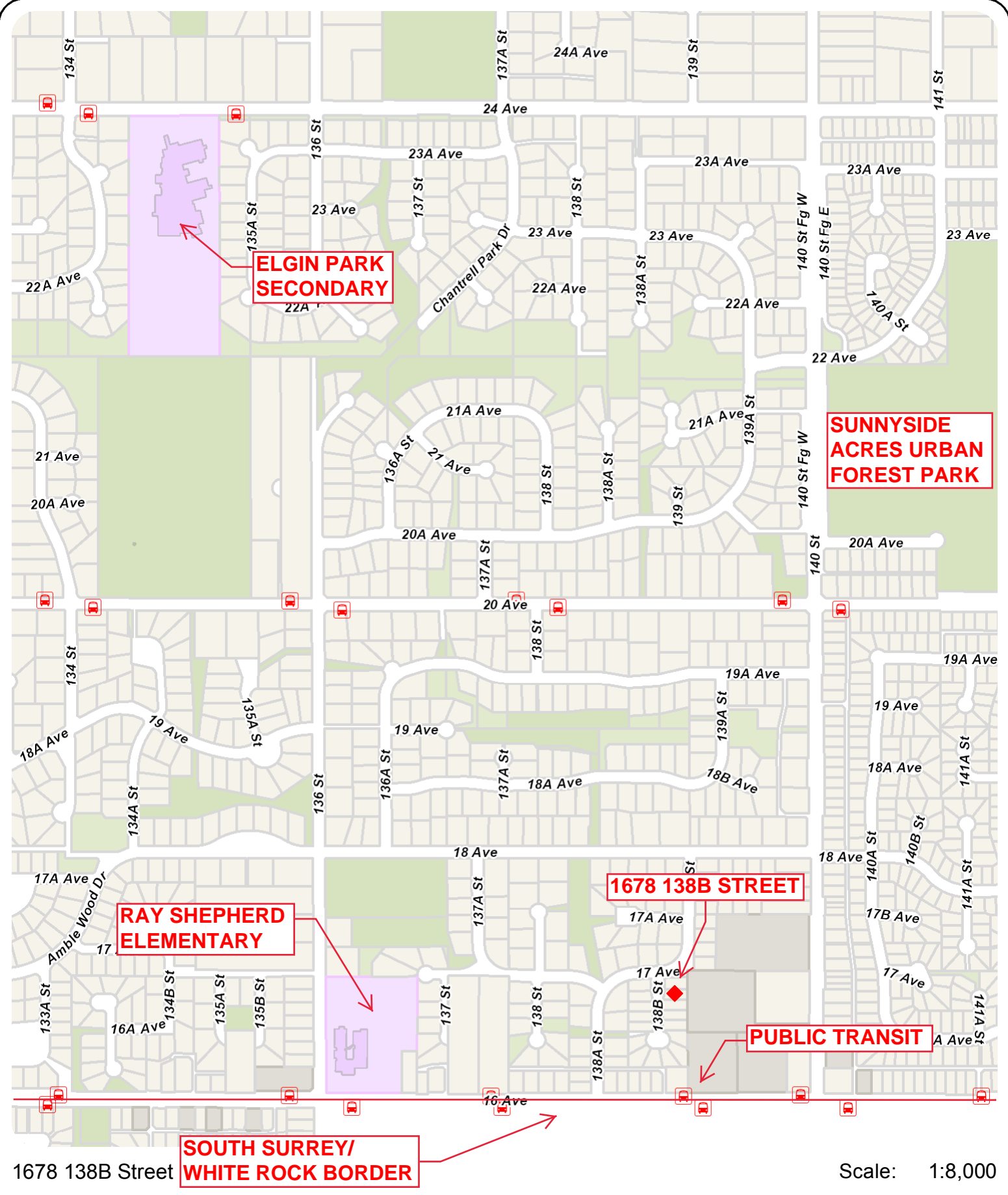
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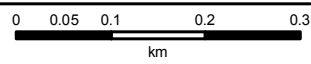


0 0.0015 0.003 0.006 0.009
km

Map created on: 2017-05-19



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



North Bluff Road/16th Avenue

Did you know?
You can avoid the crowds by parking at Centennial and walking to the beach through the ravine trails.

Did you know?
Irene Maccaud Nelson sold this plot to the City of White Rock in 1968. She named it for her father, Francis Maccaud, an Episcopalian minister in Blaine near the turn of the century.

Did you know?
Bryant park's name honours George Bryant, a professional gardener who landscaped City Hall and often played Santa Claus at Christmas dinners for the needy.

Did you know?
Barge Park is not named after a container ship but after William R. Barge, a White Rock pioneer and World War I veteran who ran the town's first hardware store.

Did you know?
From the 1920s to the 1940s, Coldicutt Ravine was used for beach access by guests of Tom Coldicutt's villa. The land that is now Coldicutt Park was sold to the City of Surrey in 1947 and White Rock took it over upon incorporation.

Did you know?
Peace Arch Elementary Park was named for the Peace Arch at the U.S./Canada boundary, built in 1921 to celebrate 100 years of peace between the two countries.

Did you know?
In earlier times, it was possible to stand on the beach and hear the Nine O'Clock Gun (about a minute and half late), 23 miles away in Stanley Park.

Did you know?
Lions Park was opened in 1999 to commemorate the 125th anniversary of the Royal Canadian Mounted Police.

City of White Rock Parks

Legend

Municipal Boundary	Benches	Playground	Tennis Courts
Trails & Walking Routes	Washrooms	Soccer Field	Lacrosse Box
Stairs	Drinking Fountains	Fitness Circuit	Lawn Bowling
Picnic Facilities	Viewpoint/Landscaping	Baseball Diamond	Horseshoe Pitch



To the Canada/U.S. border >