







Presented by:
Beebe Cline - PREC

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



Active
R2186923

Board: F
House/Single Family

2118 INDIAN FORT DRIVE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3L8

Residential Detached

\$1,988,888 (LP)

(SP)



Sold Date:	Frontage (feet):	33.10	Original Price: \$1,988,888
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2009
Depth / Size: 124.50	Bathrooms:	4	Age: 8
Lot Area (sq.ft.): 7,244.00	Full Baths:	3	Zoning: RF
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,008.16
Rear Yard Exp: Southwest			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-169-227
			Tour:

View: **No :**
Complex / Subdiv: **Ocean Park**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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: **3 Blks**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 5, PLAN BCP31951, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Fireplace Insert, Garage Door Opener, Oven-Built In, Range Top, Refrigerator, Security System, Vacuum Blt. In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 14'0	Above	Bedroom	11'0 x 12'0			x
Main	Dining Room	16'11 x 11'0	Above	Bedroom	13'0 x 14'0			x
Main	Kitchen	25'0 x 17'0	Above	Walk-In Closet	4'6 x 10'0			x
Main	Eating Area	11'6 x 10'0	Above	Walk-In Closet	4'0 x 4'0			x
Main	Family Room	14'4 x 16'2	Above	Study	13'0 x 7'0			x
Main	Den	10'2 x 9'6			x			x
Main	Foyer	22'0 x 8'6			x			x
Main	Laundry	8'0 x 8'0			x			x
Above	Master Bedroom	15'4 x 15'11			x			
Above	Bedroom	11'5 x 11'5			x			

Finished Floor (Main):	1,810	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,265	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,075 sq. ft.	Crawl/Bsmt. Height: 4'	4	Main	2	No	Garage Sz: 20x22
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	3,075 sq. ft.	Beds not in Basement: 4	7				
			8				

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

Crescent Heights cul-de-sac home. Revenue home built 2009 for original owner is leased till October 2018 @ \$4150 per month. Modern Contemporary design inside with large open spaces. Dramatic Vaulted entry exceeds 20' ceiling heights, oversized quality windows streaming with sunlight. Entertainers style kitchen granite surfaces top appliances, natural gas professional series. Traditional Floor plan with 4 bedrooms up 3 en-suited and walk in closets. Executive Office on Main home 3075 sqft on two levels. Easy walk to Crescent Beach or to Ocean Park Village. Schools Elgin and Ocean Cliff Elementary. Video tour available.



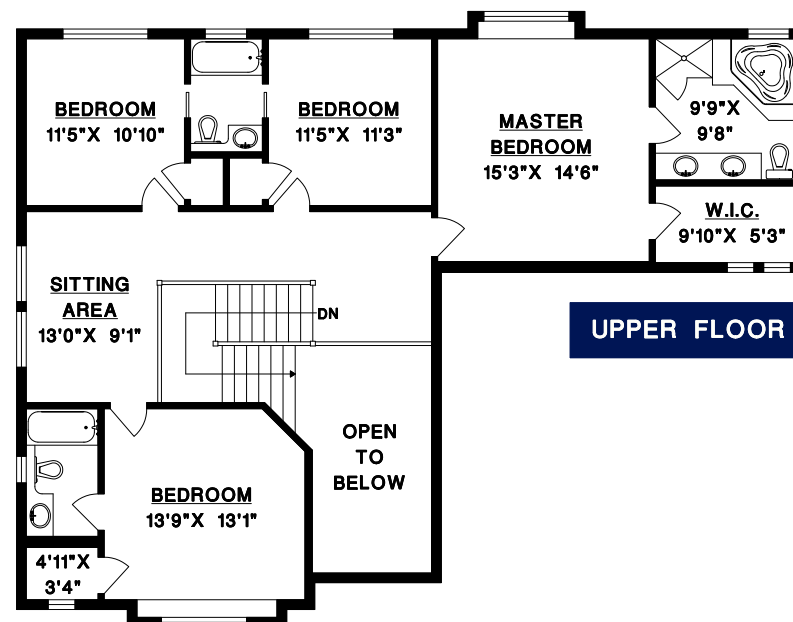
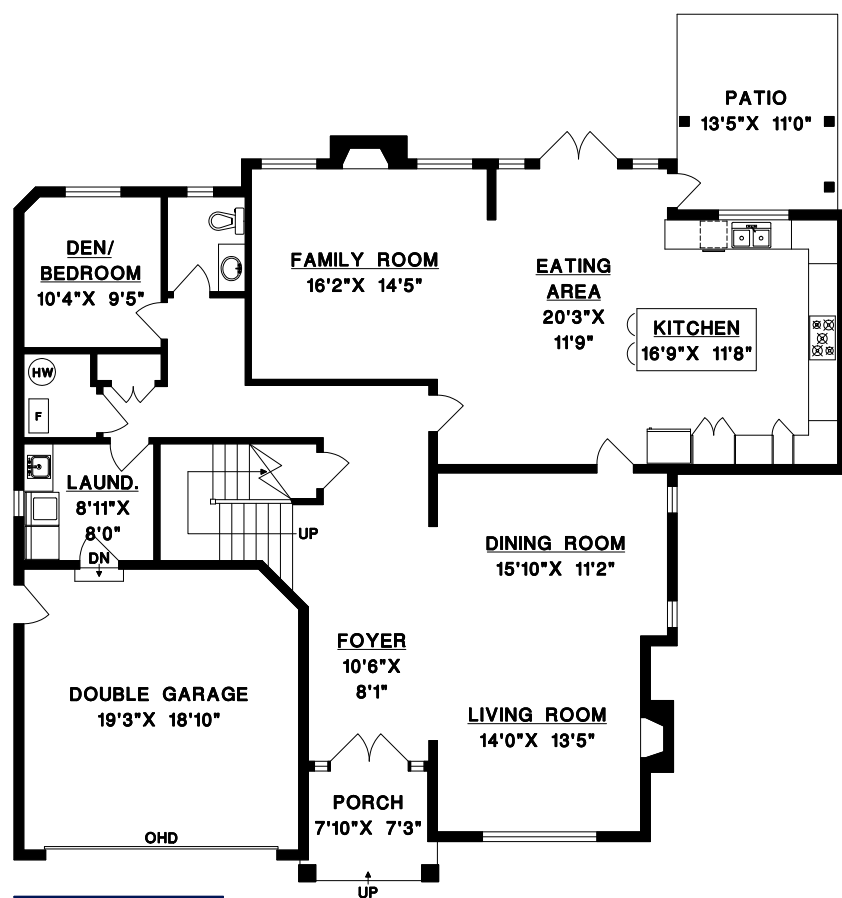
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

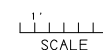
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2118 INDIAN FORT DRIVE,
SURREY, B.C.



UPPER FLOOR	1406	SQ. FT.
MAIN FLOOR	1876	SQ. FT.
FINISHED AREA	3282	SQ. FT.

GARAGE	389	SQ. FT.
PATIO	148	SQ. FT.
PORCH	64	SQ. FT.



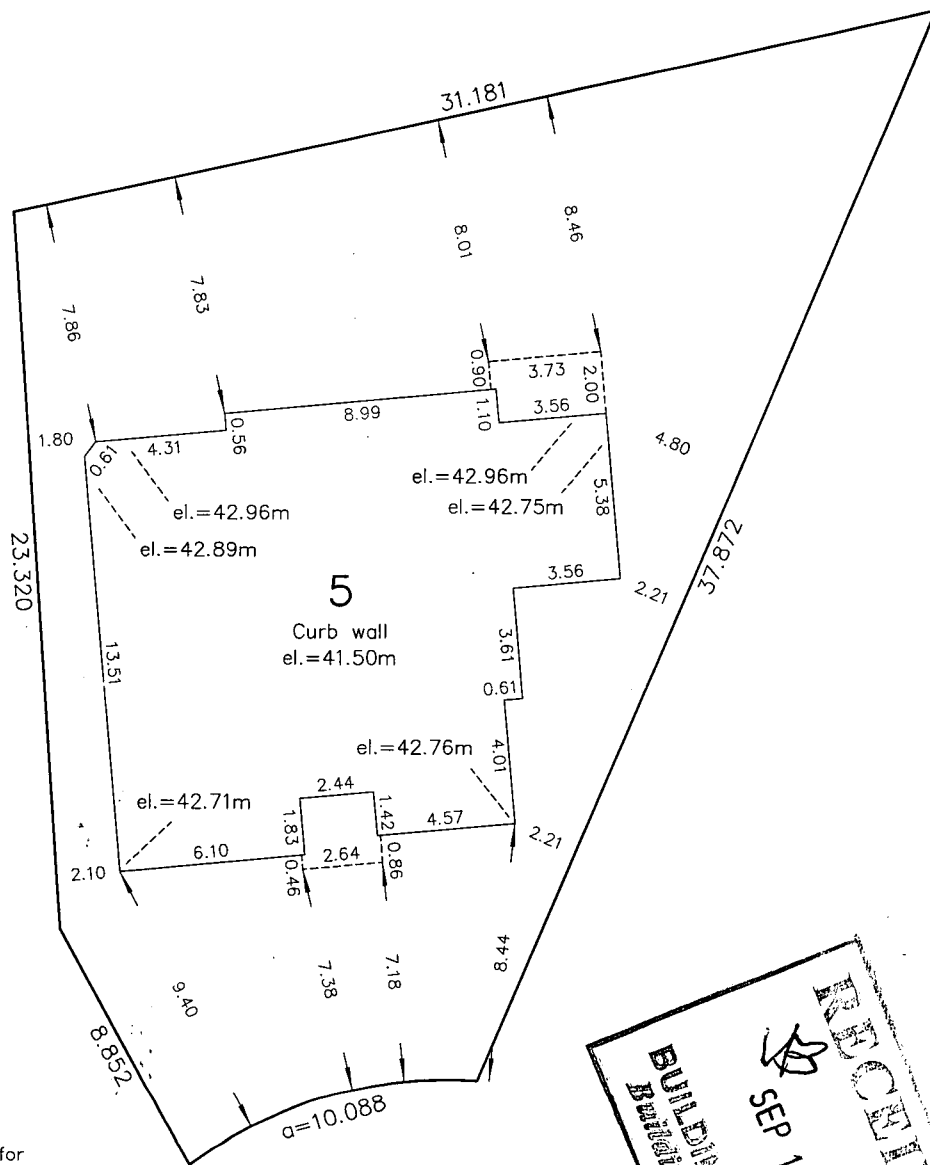
DRAWN BY: CN
DATE: JULY 2017
REVISED:



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF CONCRETE FOUNDATION ON LOT 5 SECTION 18
TP1 NEW WESTMINSTER DISTRICT PLAN BCP31951

Current civic address:
2118 Indian Fort Drive
Surrey, B.C.

SCALE 1:250



Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on City of Surrey Geodetic datum.

INDIAN FORT DRIVE



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DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

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FILE: 0908122-F01.DWG

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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

2118 Indian Fort Dr

LEGAL

LTS SC 18 T, PLBCP 31951

BUILDING PERMIT No.

B09-18656

DATE

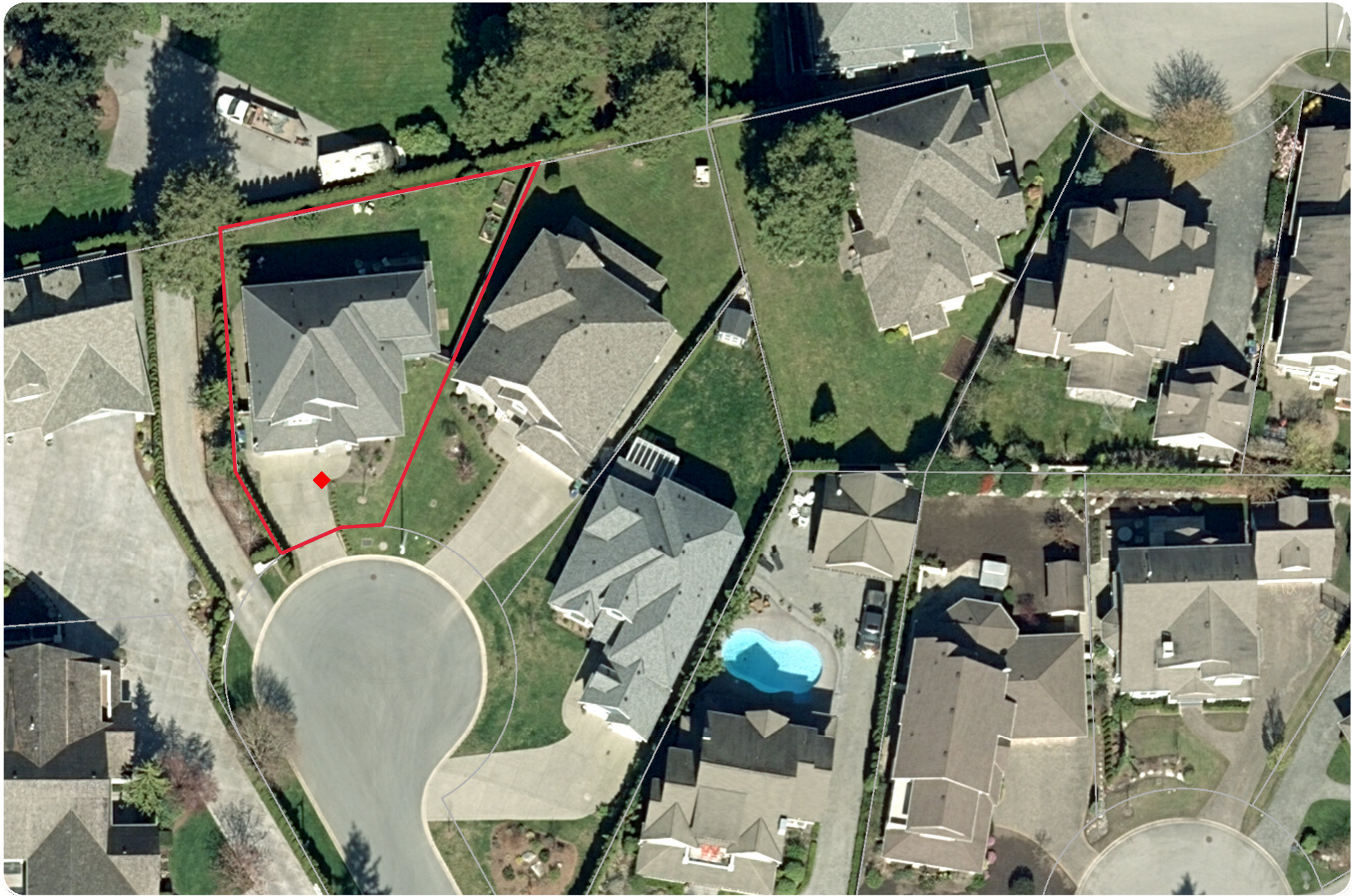
Feb 9/10

N. Marach

BUILDING INSPECTOR
per N. MARACH
MANAGER, BUILDING DIVISION

2118 Indian Fort Drive				
PROPERTY COST		Amount		
List Price		\$ 1,988,888.00		
REVENUE		Monthly Rent	Monthly	Yearly
Monthly		\$ 4,150.00		\$49,800.00
				-
		\$ 4,150.00		
Total Revenue			\$4,150.00	\$49,800.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$6,476.17	\$539.68	\$6,476.17
Insurance	Y	\$1,442.00	\$120.16	\$1,442.00
Hydro	Y	\$600.00	\$50.00	\$600.00
Gas	Y	\$600.00	\$50.00	\$600.00
Water	Y	\$358.62	\$29.89	\$358.62
Building Maintenance		5%	\$207.50	\$2,490.00
Vacancy Allowance		0.5%	\$20.75	\$249.00
Total Expenses			\$ 1,017.98	\$ 12,215.79
The Math			Monthly	Yearly
Net Operating Income (NOI)			\$ 3,132.02	\$ 37,584.21

* Montly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent



2118 Indian Fort Drive

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



0 0.00325 0.0065 0.013 0.0195
km

Map created on: 2017-06-29



SCHOOL CATCHMENTS:
OCEAN CLIFF ELEMENTARY
ELGIN PARK SECONDARY

21A Ave

FRONTAGE: 33.10 FEET

DEPTH: 124.5 FEET

LOT AREA: 7,244.00 FEET



2118 Indian Fort Drive

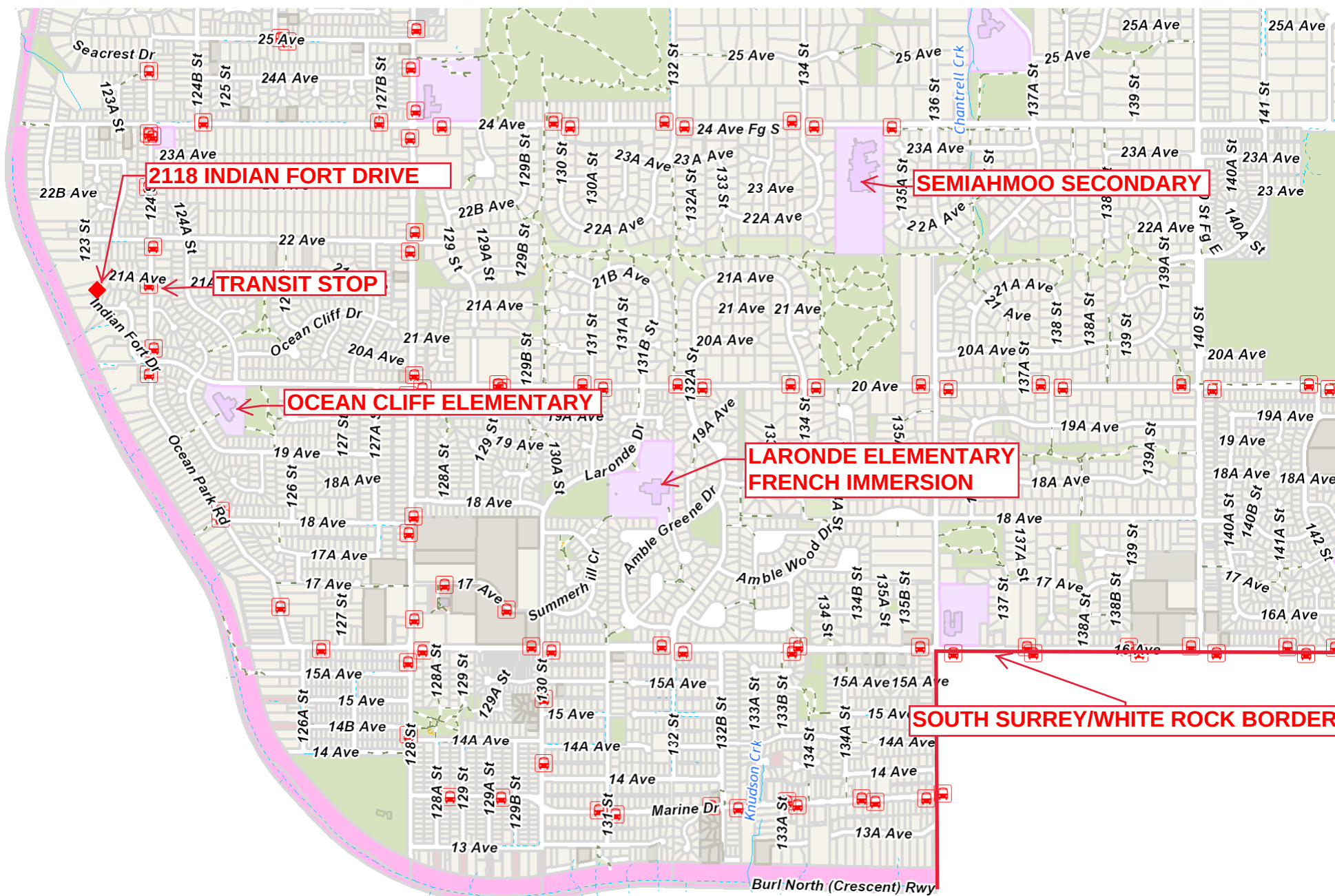
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0 0.00325 0.0065 0.013 0.0195
km

Map created on: 2017-06-29



2118 Indian Fort Drive

Scale: 1:16,000

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Map created on: 2017-06-29

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 Hembury)		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 (Philip 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.