



1837 134A Street, Amble Greene Estates South Surrey \$2,450,000

- Set on a Plot of 13,982 sqft
- Fully Fenced & Landscaped, Sundrenched South West Exposed Backyard
- Notable for its Uncompromised Privacy & Serenity
- Over 1,700 sqft of Sundecks & Patios for Outdoor Living
- Light Flooded, Gothic Vaulted Dining Room with Fireplace
- Comfortable Master bedroom Suite on Main Floor - Right Wing
- Second Ensued Bedroom Up with Sitting Room
- Third Bedroom for Guests on Main
- Entertainer's Kitchen with Swarovski Pendants over Granite Kitchen Island
- Walk into the Village of Ocean Park
- Located on an Extensive Trail System, Parks & Recreation at Your Door Step
- Overlooking the Greenery of the Park to the South
- Executive Rancher 2,679 sqft on Main
- Loft Above 654 sqft, Home Totals 3,333 sqft

Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock









Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
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Active
R2375182
Board: F
House/Single Family

1837 134A STREET

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 9E2

Residential Detached

\$2,450,000 (LP)

(SP)



Sold Date:	Frontage (feet):	101.11	Original Price: \$2,450,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1989
Depth / Size: 140.80	Bathrooms:	4	Age: 30
Lot Area (sq.ft.): 13,982.00	Full Baths:	3	Zoning: R/HA
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,225.33
Rear Yard Exp: Southwest			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-747-851
			Tour: Virtual Tour URL

View: **Yes: Gardens**
Complex / Subdiv: **Estates Ocen Park**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community**

Style of Home: **Corner Unit, Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2011**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **Community** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Wood**

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

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 22, PLAN NWP76846, SECTION 17, TOWNSHIP 1, LD 36**

Amenities: **Garden, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Pantry, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	17' x 8'	Main	Bedroom	20'7 x 15'3			x
Main	Living Room	19'7 x 13'3	Above	Bedroom	18'8 x 11'11			x
Main	Dining Room	13'3 x 13'3	Above	Loft	18'3 x 16'6			x
Main	Family Room	21'3 x 13'10	Above	Storage	29' x 49'			x
Main	Eating Area	11'3 x 11'3			x			x
Main	Kitchen	15'9 x 15'3			x			x
Main	Pantry	7'4 x 6'			x			x
Main	Master Bedroom	22'7 x 13'5			x			x
Main	Walk-In Closet	6'7 x 6'5			x			x
Main	Laundry	10' x 8'			x			x
Finished Floor (Main):	2,679	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	654	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3	Main	3	No	Pool:	
Finished Floor (Total):	3,333 sq. ft.	Crawl/Bsmt. Height: 4'	4	Above	3	Yes	Garage Sz: 26'2x21'3	
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht: 7'	
Grand Total:	3,333 sq. ft.	Basement: Crawl	6					
			7					
			8					

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

Splendid Private 13,982 Sqft Executive Rancher sprawling 3333 sqft. Walk to the Village of Ocean Park for shopping. Full trail system for runners & dog walks. Three Generous sized Bedrooms *Master bedroom suite on Main floor. Total of two bedrooms on Main & Third Bedroom en-suited above w/loft/den. The main living area features dramatic cathedral ceilings with a custom fireplace. Top Quality upgrades to kitchen & open walkways adjo8ing the 1200 sqft of Sundecks & patios, Ambient out door fire-pits, eating & entertaining areas, all fully level, rectangular, Hedged Landscaped lot with perimeter fencing & South West exposure. Corner Property, Set in pristine nature. Home is Perfect for entertaining. Schools: Ray Sheppard, Laronde w/Fr Immersion & Elgin Secondary. See Flr Plan + Vimeo Tour



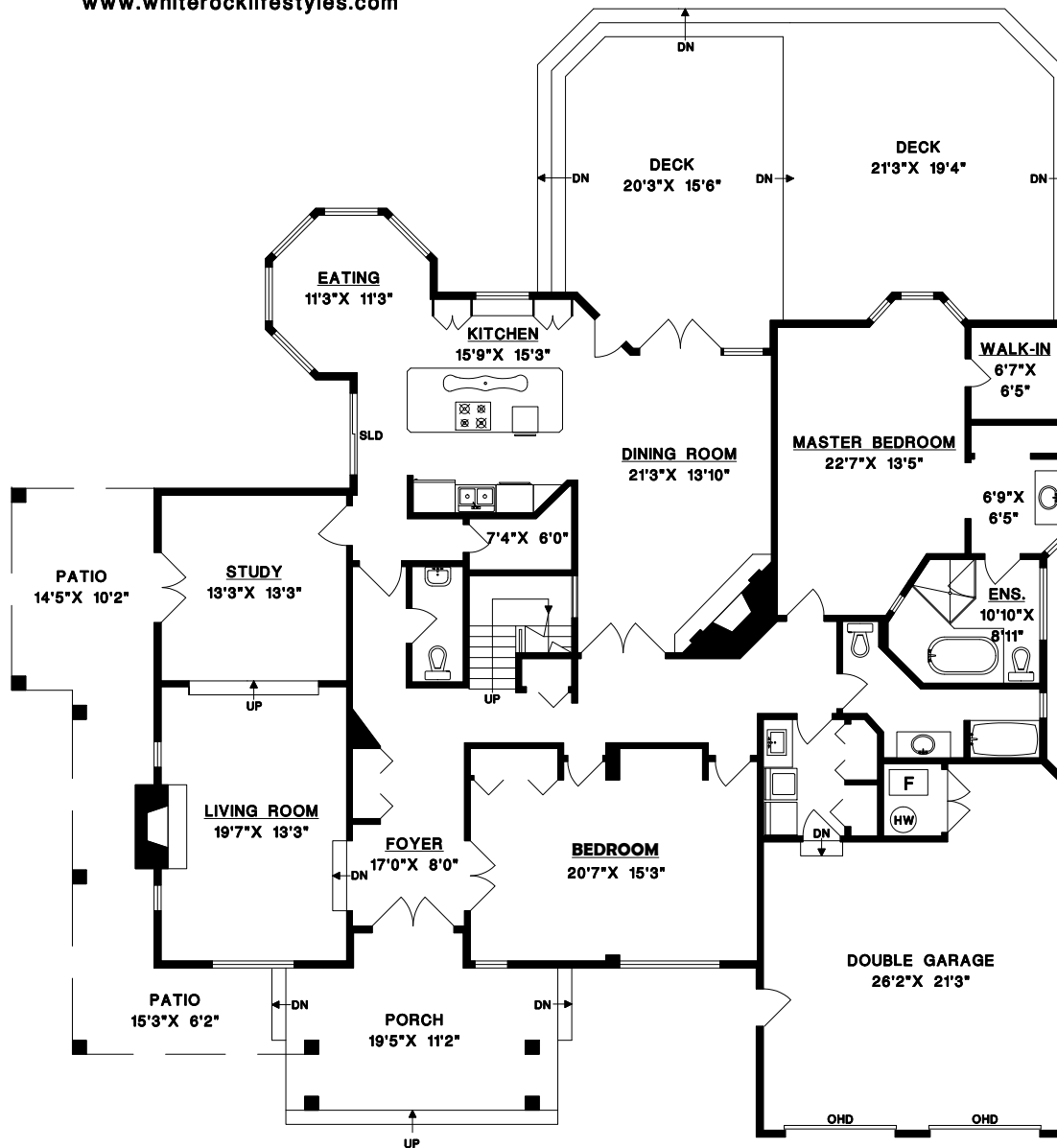
BEEBE CLINE

BUS: 604-531-1909

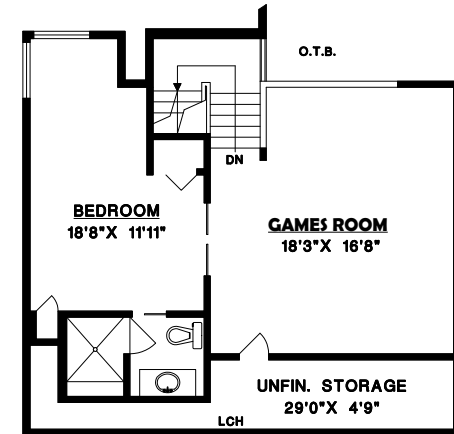
CEL: 604-830-7458

www.whiterocklifestyles.com

1837 134A STREET,
SURREY, B.C.



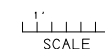
MAIN FLOOR



UPPER FLOOR

UPPER FLOOR	654	SQ. FT.
MAIN FLOOR	2679	SQ. FT.
FINISHED AREA	3333	SQ. FT.
UNFINISHED	130	SQ. FT.
TOTAL AREA	3463	SQ. FT.

GARAGE	512	SQ. FT.
DECK	721	SQ. FT.
PATIO	356	SQ. FT.
PORCH	217	SQ. FT.



DRAWN BY: CN
DATE: SEPTEMBER 2017
REVISED:



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

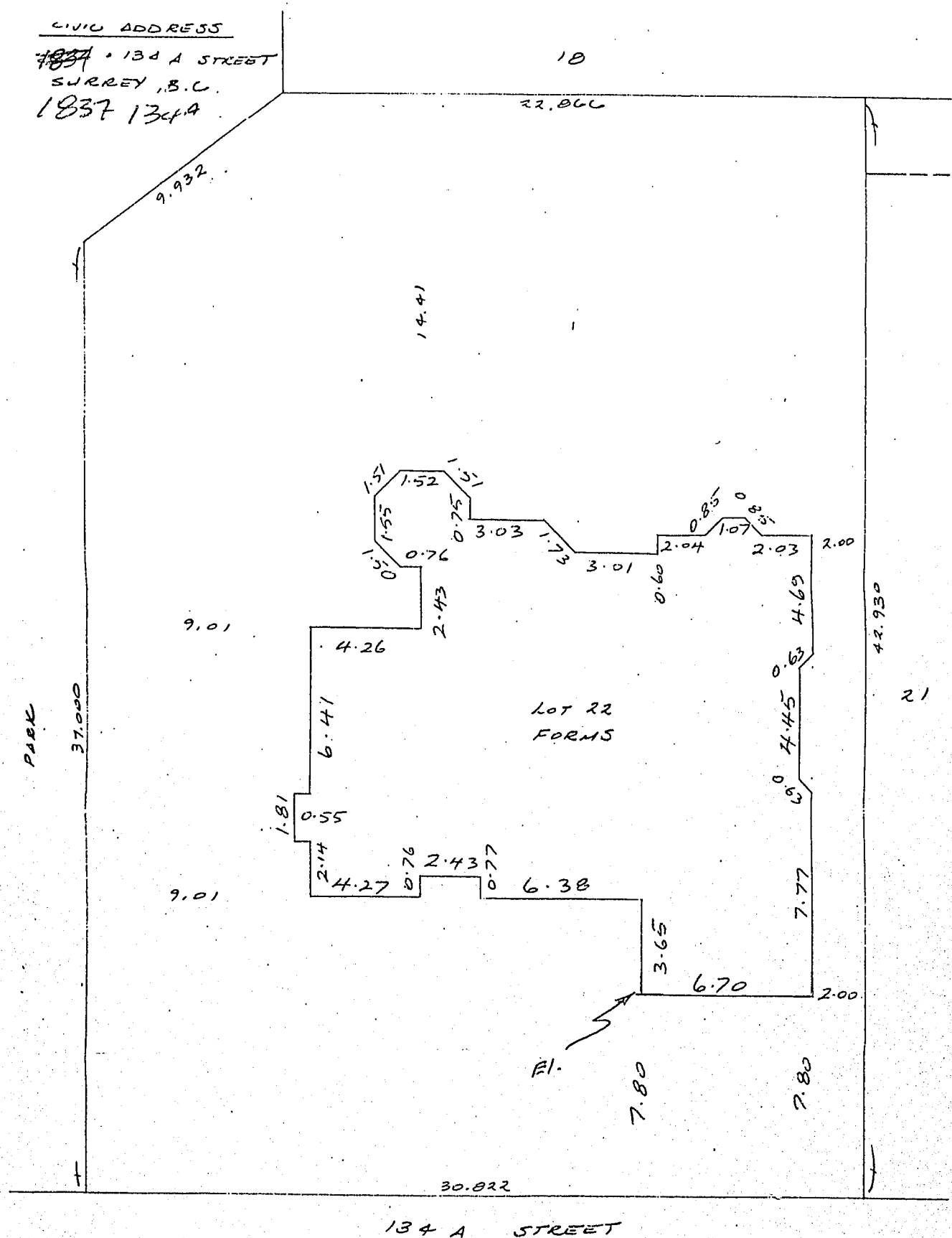
Sec. 17, T.D. 1

PLAN 76846 N.W.D.

SCALE 1:200 METRIC

CIVIC ADDRESS

1837 • 134 A STREET
SURREY, B.C.
1837 134A ✓



CERTIFIED CORRECT:

GEODETIC
ELEVATIONS

FORMS = 95.80 m

$$4 R_{\Delta D} = 95.50 \text{ m}$$

Ray. L. Mallory B.C.L. S.

DATED THIS 29TH DAY OF SEPT. 1988

MALLORY
SURVEY
SERVICES
17515 24th AVENUE,
SURREY, B.C., V4B 5E7
Ph. 536 - 6123
FILE: 88-09-189
DWG 21
DESIGN WEST



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 1837-134A Str

LEGAL CT. 22 SE 1/4 Sec. 17

TP1 PL 76846

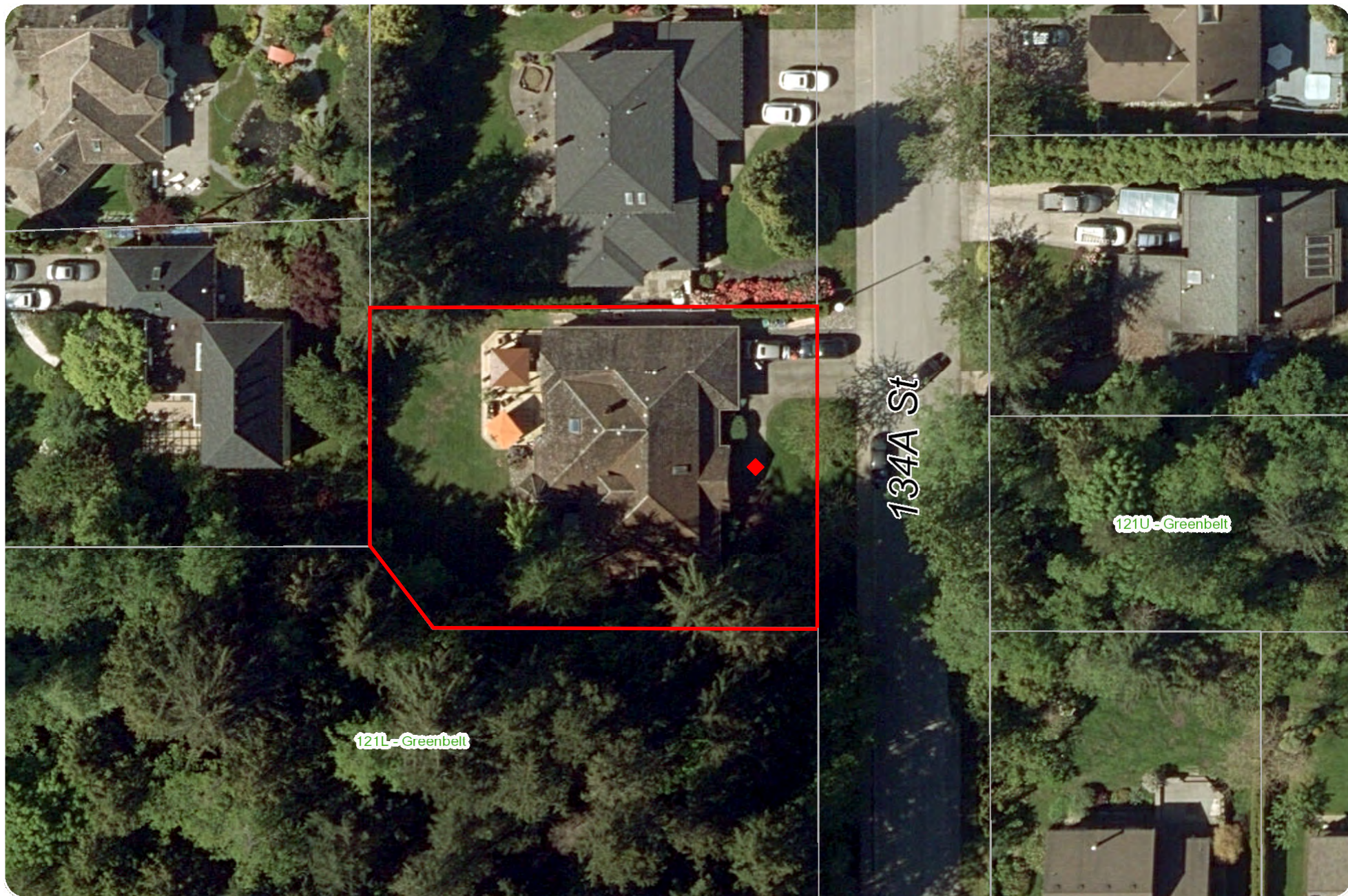
BUILDING PERMIT No. 55480

DATE

Oct. 11/89

M. W. Lee

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



1837 134A Street

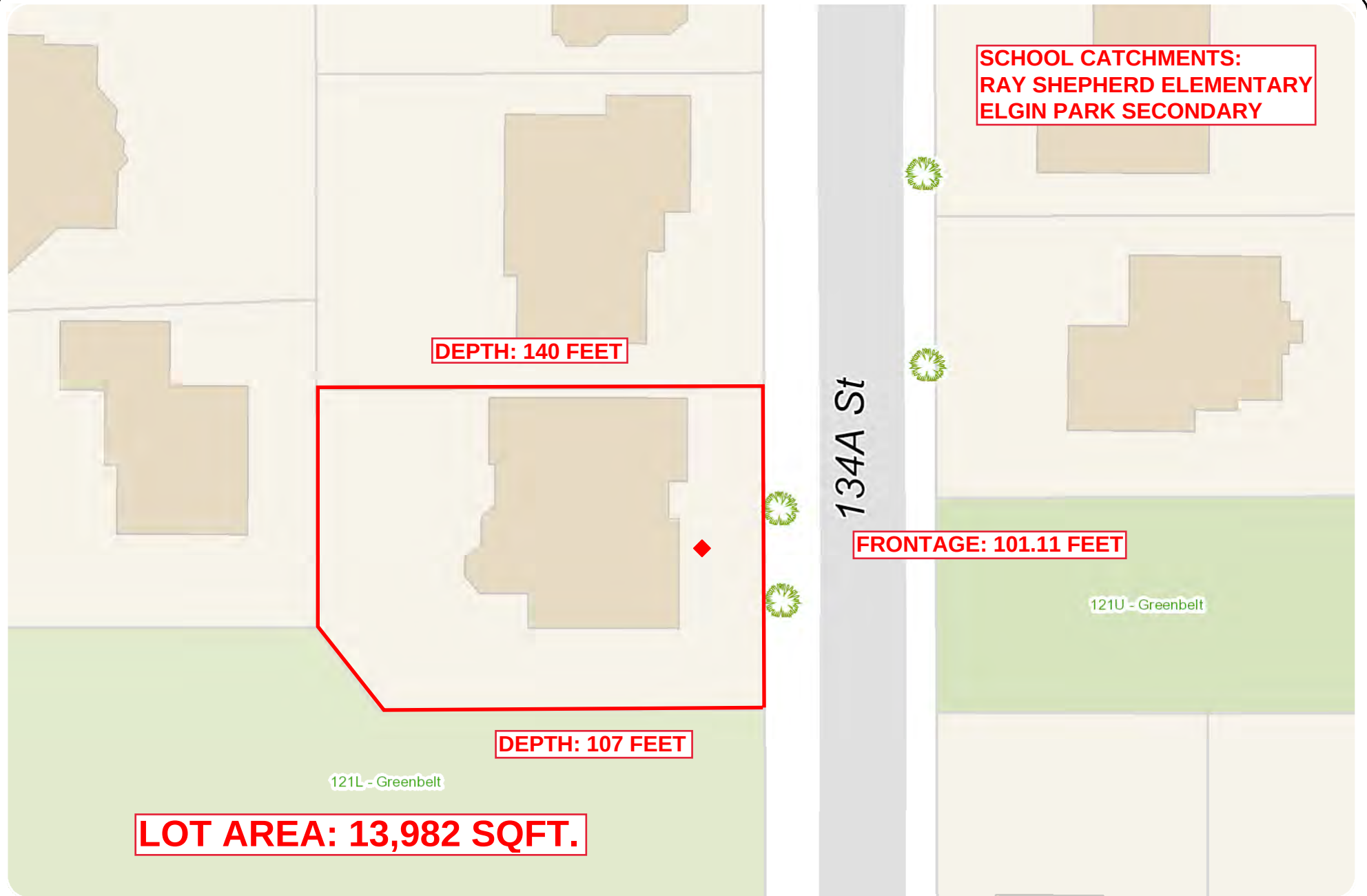
Scale: 1:500

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0 0.00325 0.0065 0.013 0.0195
km

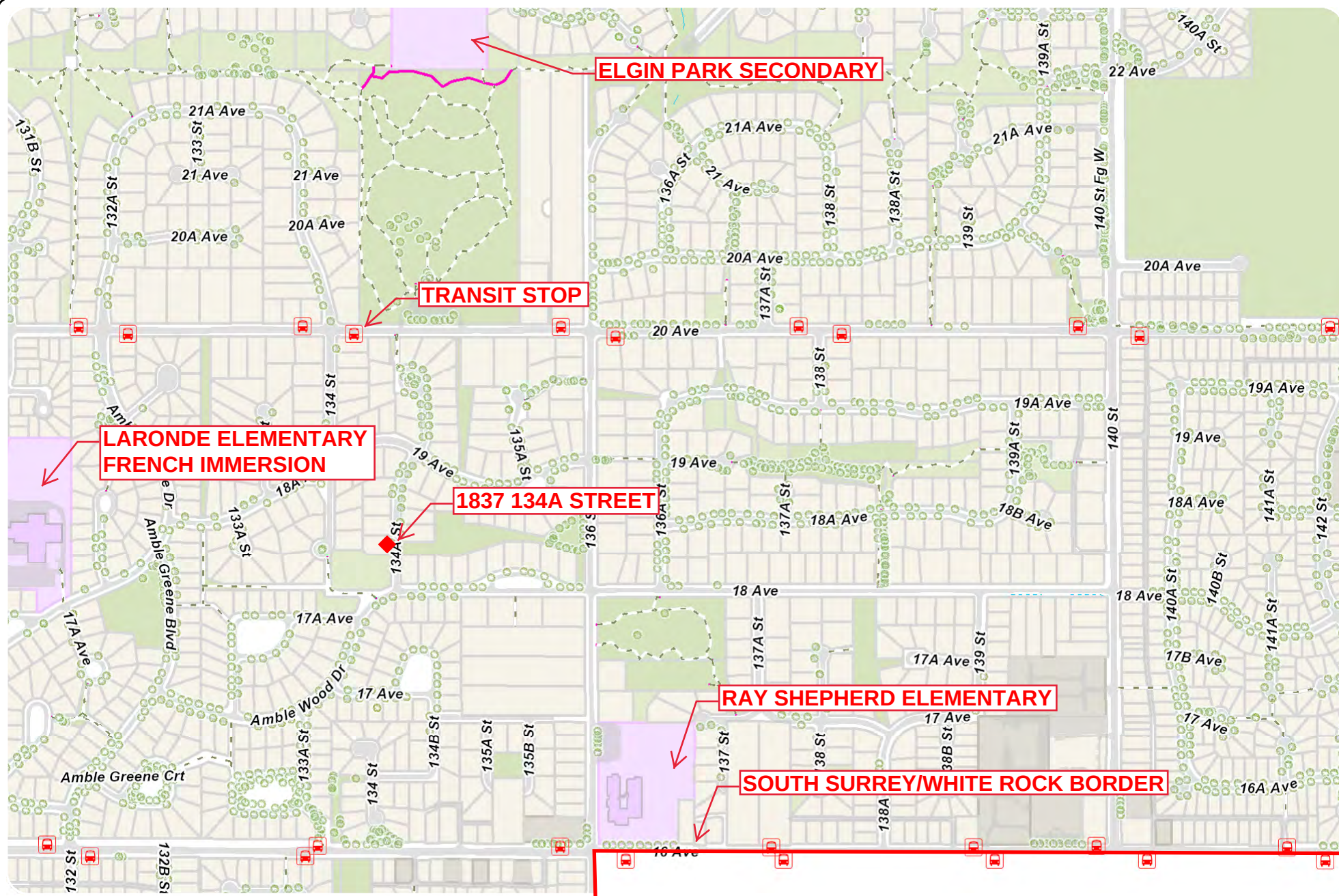
Map created on: 2017-09-15



1837 134A Street

Scale: 1:500

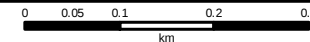




1837 134A Street

Scale: 1:8,000

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Map created on: 2017-09-15

Nature Trails

OF SURREY

Sunnyside Acres Urban Forest Park

14500 BLOCK 24 AVE

Sunnyside Acres was declared an urban forest in 1988, making it one of the first designated urban forest parks in Canada.

Sunnyside Acres is an oasis in the middle of a bustling city and offers visitors the chance to walk through a beautiful second growth forest. After it was logged in the early 1900s the forest was left to regenerate on its own, resulting in a wide array of plants and animals. From the yellow and orange vine maples in fall, and frost covered leaves in winter, to the lacy green bleeding hearts in spring and the rare rattlesnake plantain orchid in summer – be prepared to be inspired in every season.



LEGEND

Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	



Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10

