











Presented by:
Beebe Cline - PREC

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



Active
R2281118

Board: F
1/2 Duplex

1759 SOUTHMERE CRESCENT

South Surrey White Rock
Sunnyside Park Surrey
V4A 7A8

Residential Attached

\$1,150,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **94**
Lot Area (sq.ft.): **4,221.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet): **45.00**
Frontage (metres): **13.72**
Bedrooms: **2**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee:

Original Price: **\$1,150,000**
Approx. Year Built: **1981**
Age: **37**
Zoning: **RES**
Gross Taxes: **\$3,704.15**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **003-111-784**
Tour: **Virtual Tour URL**

View: **Yes: LANDSCAPED POND**
Complex / Subdiv: **SOUTHMERE & SEMIAHMOO**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

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

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Locker:
Dist. to Public Transit: **1 BLK**
Units in Development:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc:
Legal: **PL NWP62566 LT 341 LD 36 SEC 15 TWP 1. PART SE 1/4.**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 7'1			x			x
Main	Eating Area	7'8 x 5'			x			x
Main	Kitchen	13'10 x 12'5			x			x
Main	Living Room	19'4 x 18'11			x			x
Main	Dining Room	13'6 x 10'10			x			x
Above	Master Bedroom	14'8 x 12'6			x			x
Above	Walk-In Closet	7'7 x 6'8			x			x
Above	Bedroom	13'9 x 11'9			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,238	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	904	Crawl/Bsmt. Height: 4'			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	5	Yes	Pool:
Finished Floor (Total):	2,142 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 20'1X20'1
		Bylaws:			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	2,142 sq. ft.	Basement: Crawl, Full			7				
					8				

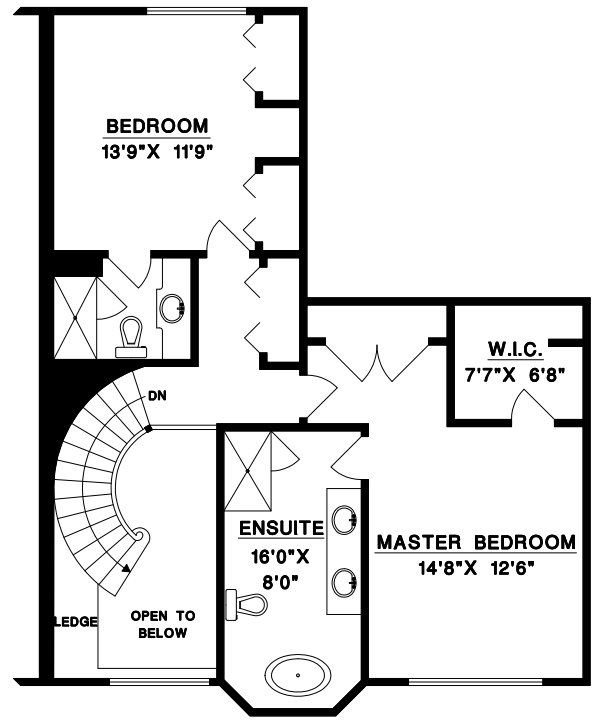
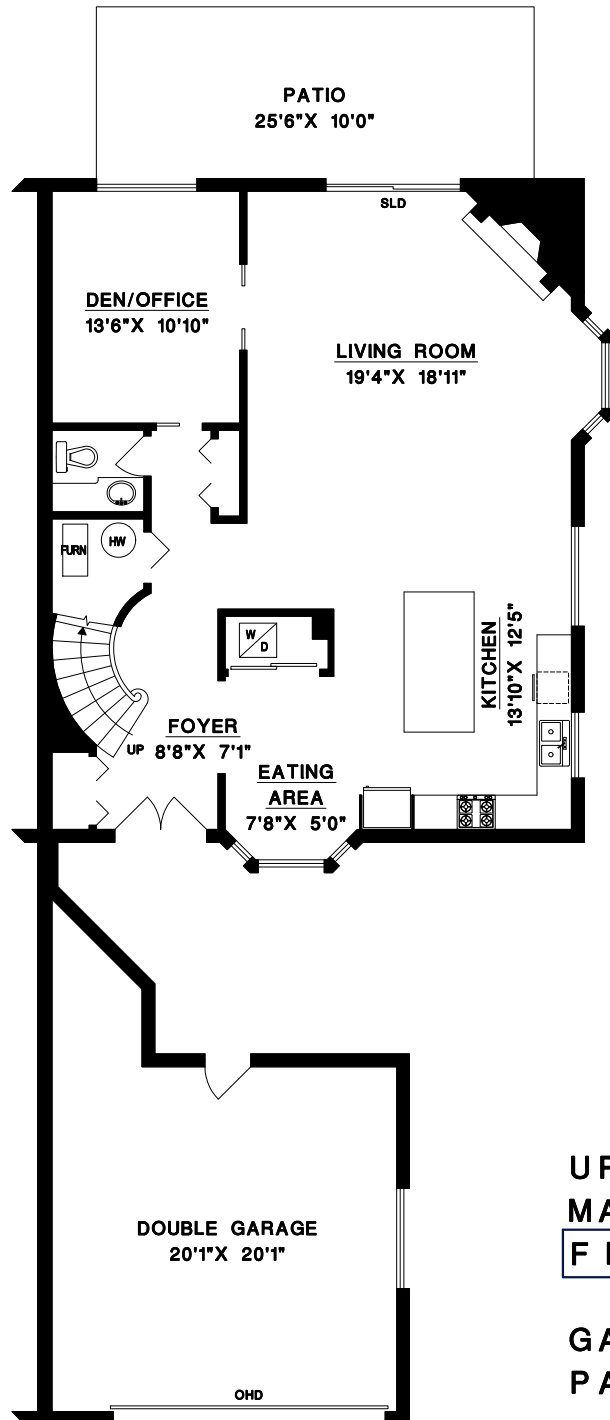
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

So Desirable the Southmere Village neighborhood. This rare non-strata duplex over looking the Pond with South West orientation is private & serene. Dramatic Vaulted ceilings open concept & nat gas fplace feature wall. All living spaces on main enjoy the spectacular pond view. Office & powder room on main, laundry on Main. Huge island in the kitchen for seating, also Brand new flrs, kitchen appliances sparkling new, home freshly painted. Dramatic staircase at Foyer entry. 2 Master bedrooms up. 2142 sqft on 2 levels. Lot Size 4221sqft lot. Detached double Garage + 2 cars on Apron. Central, walk to parks, shopping, restaurants. School catchments: H.T. Thrift Elementary & Semiahmoo Secondary w/IB Prog. Full rentals. No strata fees.

BEEBE CLINE

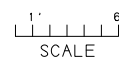
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1759 SOUTHMERE CRESCENT
SURREY, B.C.



UPPER FLOOR	904	SQ. FT.
MAIN FLOOR	1238	SQ. FT.
FINISHED AREA	2142	SQ. FT.

GARAGE	505	SQ. FT.
PATIO	255	SQ. FT.



DRAWN BY: JS
DATE: JANUARY 2018
REVISED:

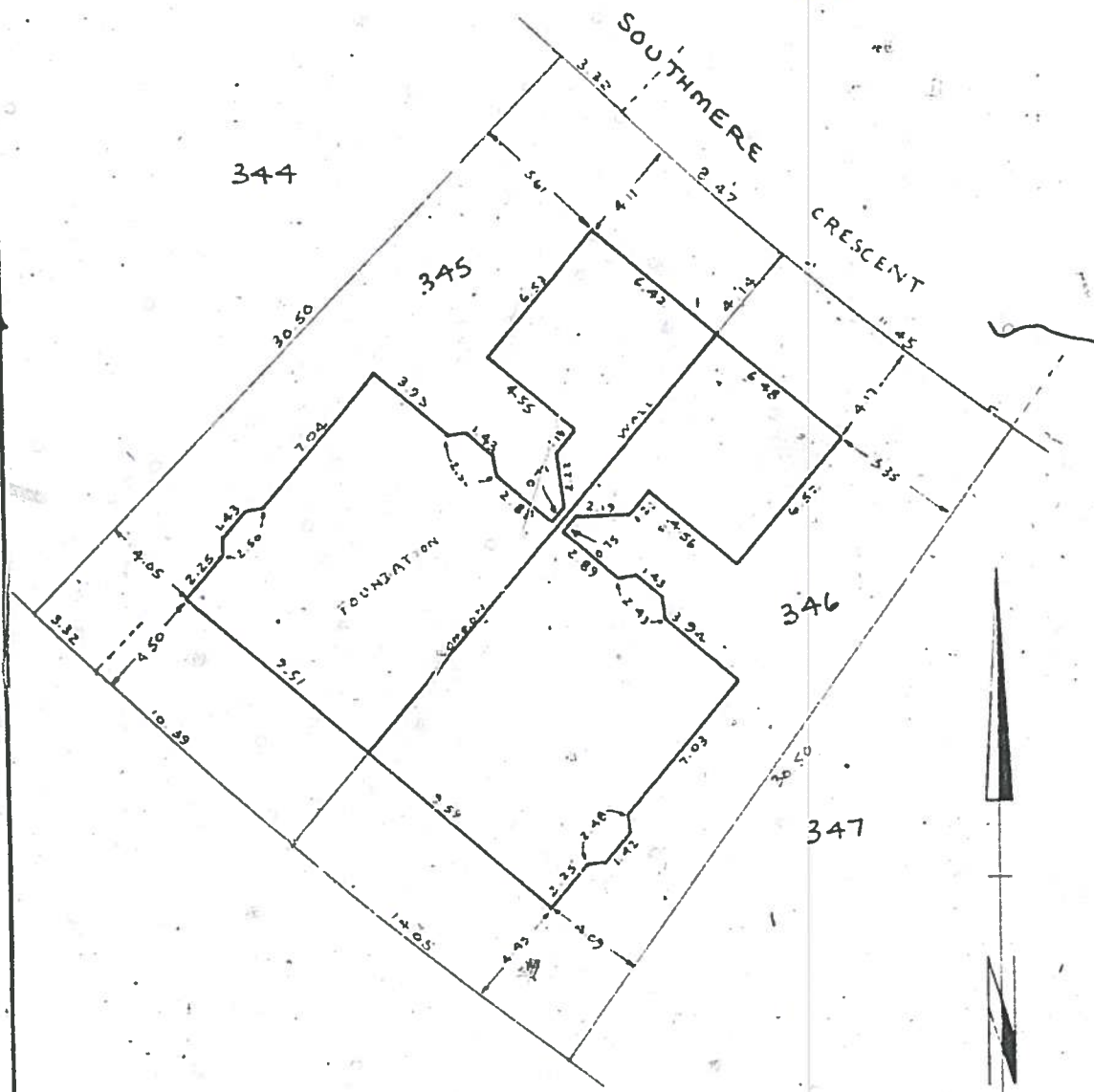
CERTIFICATE OF NON-ENCROACHMENT
COVERING LOTS 345 & 346 OF THE S.E. 1/4
SECTION 15, T.P. 1, N.W.D.

NEW WESTMINSTER DISTRICT

PLAN: 62566

SCALE: 1:250

1757/59
Southmere Cresc



CERTIFIED CORRECT

R. H. [Signature], B.C.L.S.
DATED THIS 19 DAY OF OCTOBER, 1981

NOTE: This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
8911 152 STREET
SURREY, B.C., V3R 4E5
TELEPHONE: 588-0151
5 6806



MUNICIPAL HALL, 14245 - 56th Avenue, SURREY, B.C. V3W 1J2

PERMITS AND LICENSE DEPARTMENT

The DISTRICT
of SURREY

Telephone 591-4220

D. MAGNUSSON, P. Eng., Chief Inspector

July 5, 1982

FILE: 1759 Southmere Cres.

Re: Final Occupancy Certificate

1759 Southmere Crescent

Permit #24388

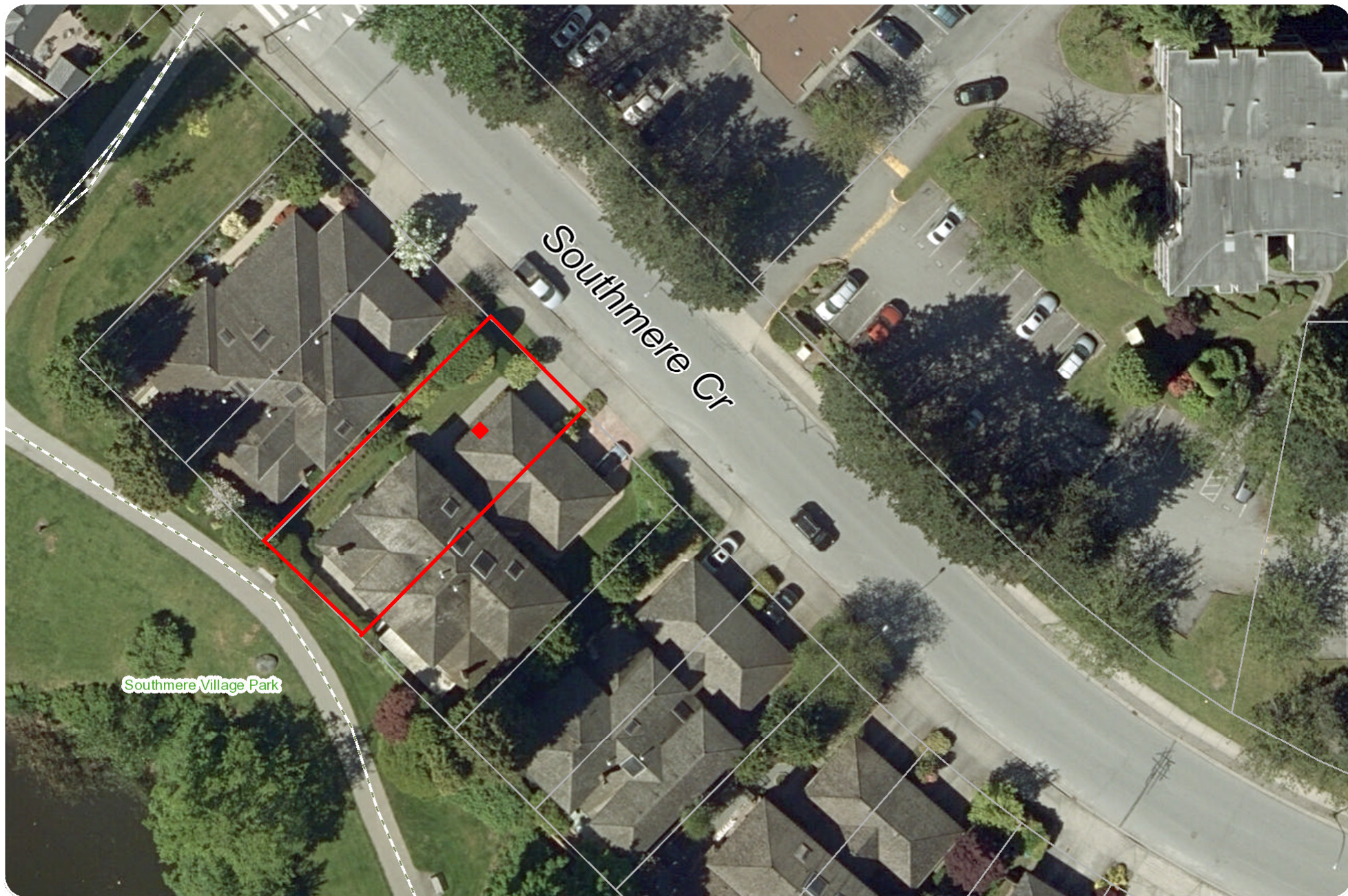
Lot 14, SE 1/4, Sec. 15, Tp. 1, Pl. 56864

Pursuant to the provisions of Section 1.8., Surrey Building By-law, 1973, No. 4128, the building located at the above referenced premises is now approved for occupancy.

Yours truly,

D. Magnusson, P. Eng.,
Chief Inspector

VB/jg/P60-f0752-9



1759 Southmere Crescent

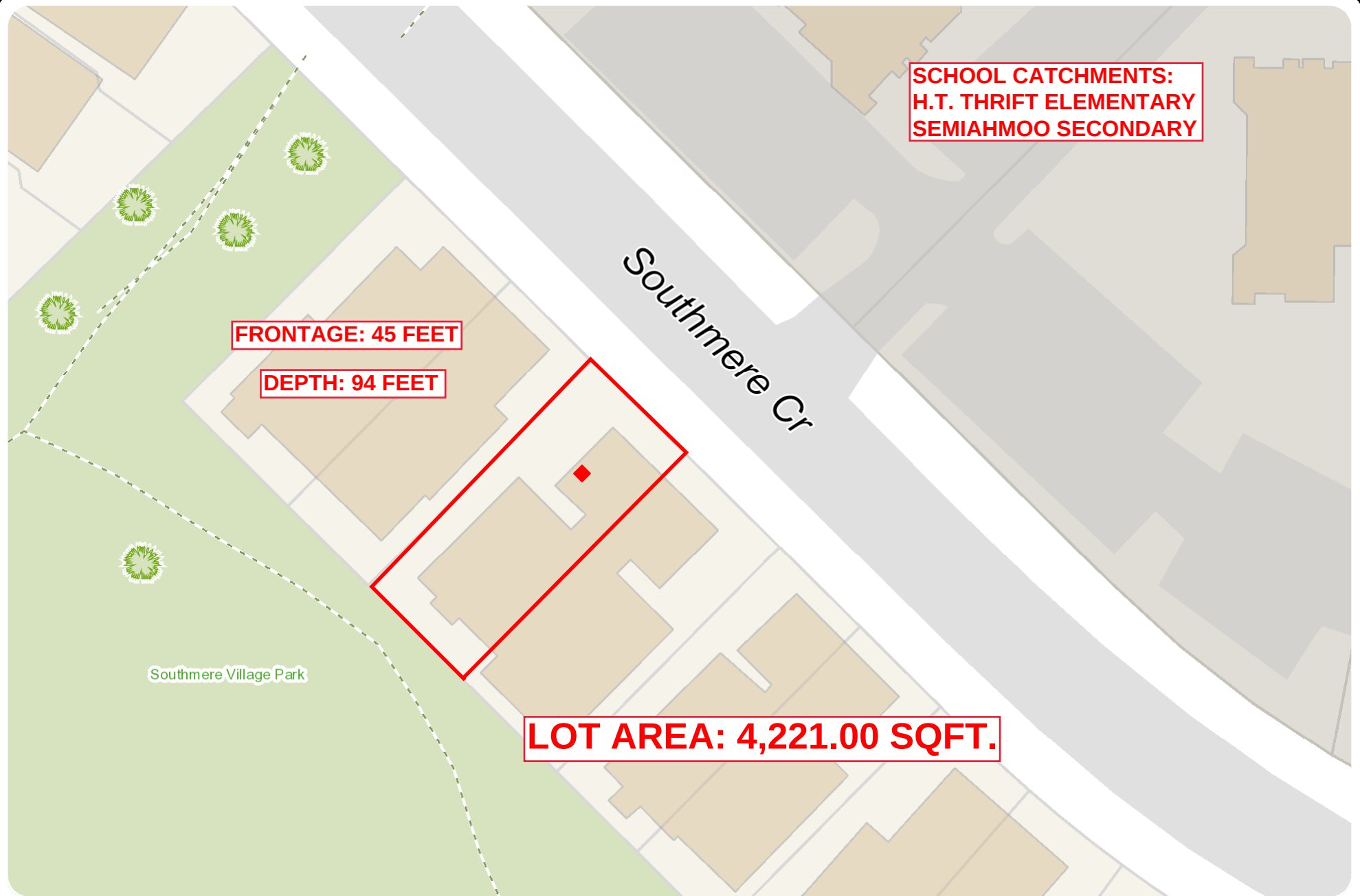
Scale: 1:500

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km

Map created on: 2017-12-14



1759 Southmere Crescent

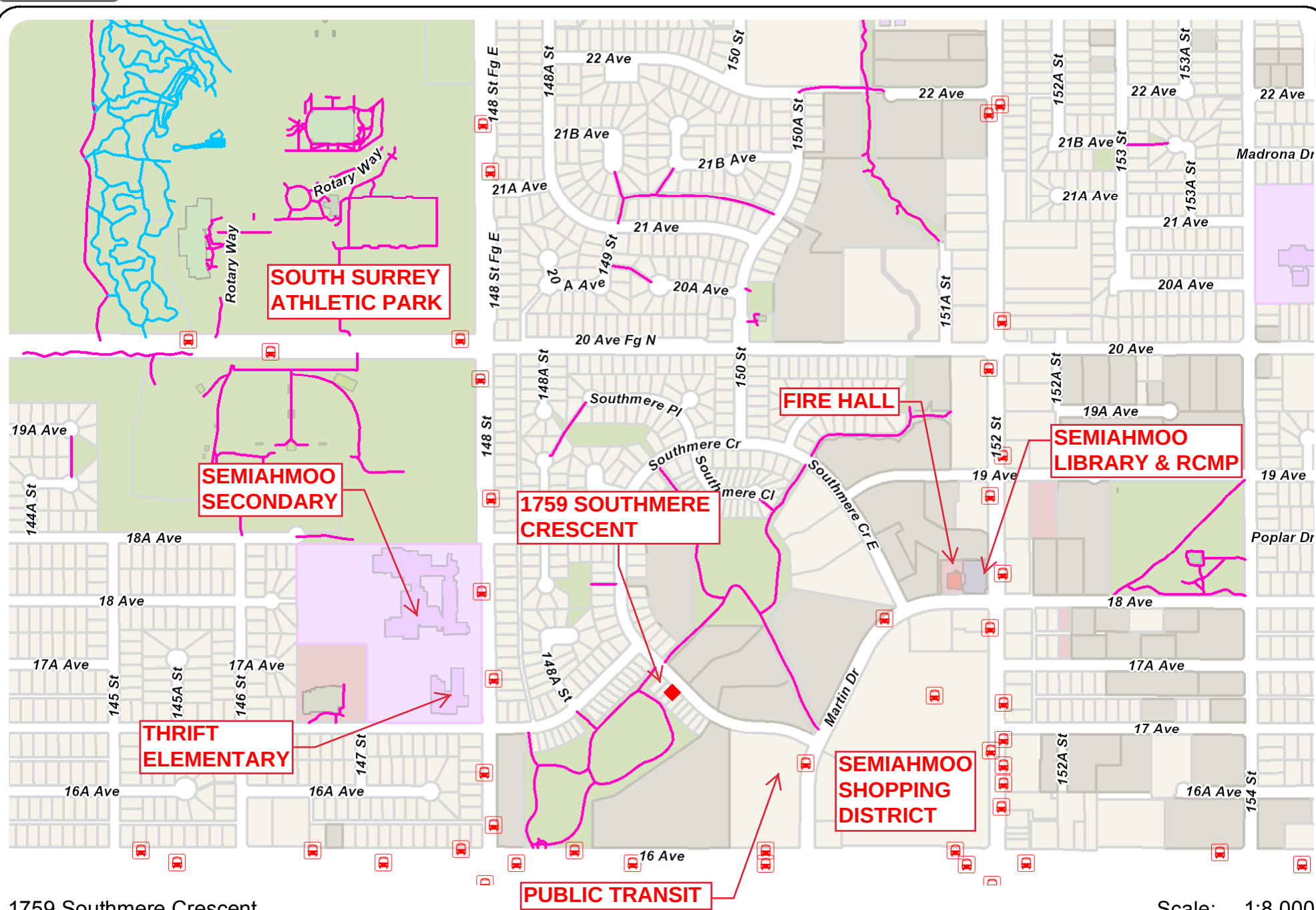
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km

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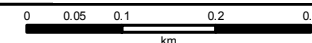


1759 Southmere Crescent

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Scale: 1:8,000



Map created on: 2017-12-03

Centennial & Ruth Johnson Park



LEGEND

- Trails
- Stairs
- Streams
- Ruth Johnson Park
- Centennial Park
- Baseball Diamond
- Butterfly Garden
- Tennis Courts
- Lacrosse Box
- Soccer Field
- Mann Park Lawn Bowling
- Off-Leash Dog Park
- Community Garden
- Horseshoe Pit

PARK INFORMATION

- Park Hours: Dawn to Dusk
- Pay Parking is in effect 24/7
- 14600 North Bluff Rd., White Rock
Phone: (604) 541-2161

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