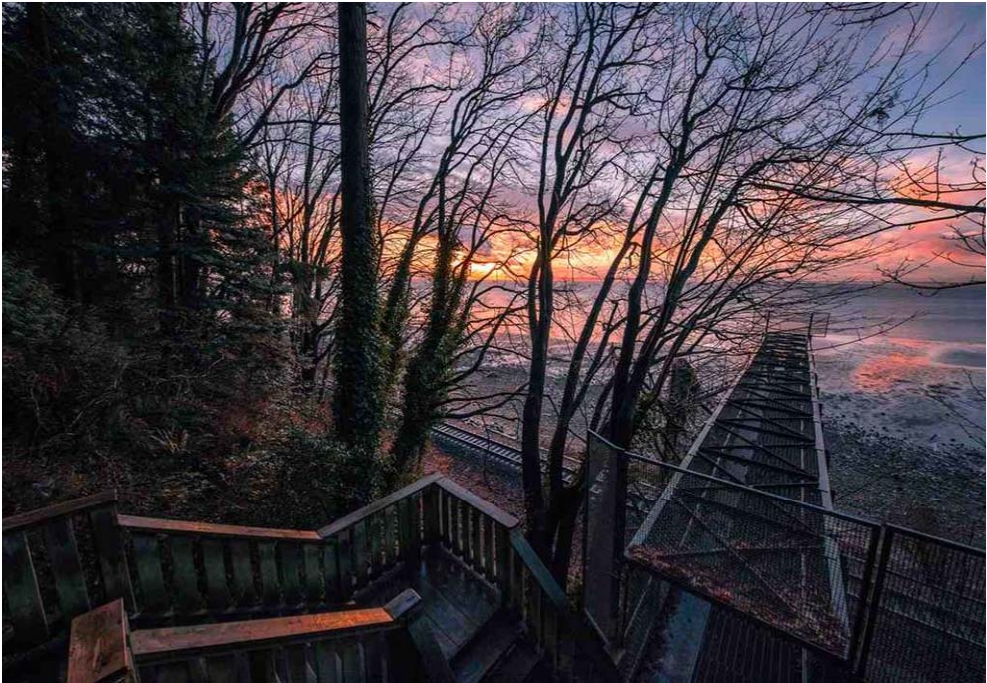










Presented by:
Beebe Cline - PREC

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



Active
R2240540

Board: F
House/Single Family

12710 15A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1M1

Residential Detached

\$1,597,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,645,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Depth / Size: **100** Bathrooms: **2** Age: **45**
Lot Area (sq.ft.): **5,000.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$5,369.72**
Rear Yard Exp: **West** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-797-980**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Side**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **5 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 1 BLK 13 SEC 7 TWP 1 NEW WESTMINSTER DISTRICT PLAN 2834**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Security System, Sprinkler - Inground, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 7'1	Below	Laundry	9'9 x 5'3			x
Main	Master Bedroom	14'4 x 9'10	Below	Storage	4'7 x 2'11			x
Main	Bedroom	10'10 x 8'4			x			x
Main	Living Room	23'11 x 13'11			x			x
Main	Kitchen	11'10 x 10'3			x			x
Main	Eating Area	8'9 x 8'1			x			x
Below	Foyer	11'9 x 3'4			x			x
Below	Bedroom	13'5 x 10'9			x			x
Below	Recreation	14'1 x 21'1			x			
Below	Bedroom	12'1 x 7'			x			

Finished Floor (Main): **1,243**
Finished Floor (Above): **0**
Finished Floor (Below): **1,045**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,288 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,288 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **13'7x20'2**
Door Height:

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

Contemporary four bedroom home. Located in the Heart of Ocean Park Village. Sleek Modern kitchen with lots of storage options,pantry, water purification system in whole home,open concept Living rm filled w/natural light, New large over-sized windows.Feature ledge stone fireplace wall & mantle. Built- in Speakers, 3 zones @ Sono's system. Bbq patio concrete hard-scape off kitchen.Downstairs family room w/matching fireplace as up. All lighting ,bathroom fixtures new* nest heating system, roof ,plumbing & electrical all 2012 .New Storage sheds,Crawl space.Fully fenced gated & hedged for privacy. One block from Beach access @ 1001 Steps. Stroll to Shopping ,library ,services ,no need to drive ,all walk-able*Easy transit and access to HWY 99 for commuters.Schools Elgin & Ocean Cliff

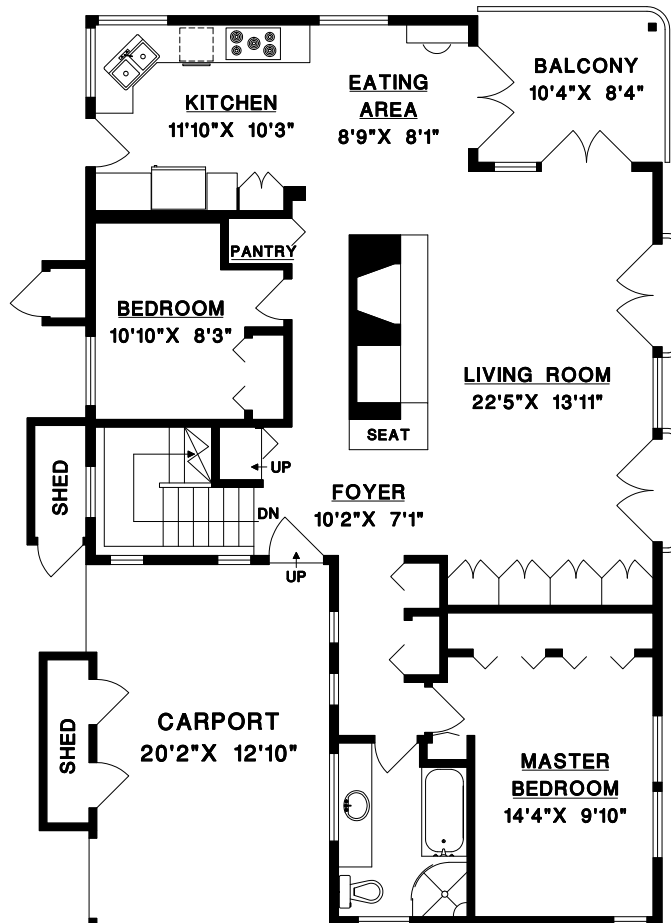


BEEBE CLINE

BUS: 604-531-1909

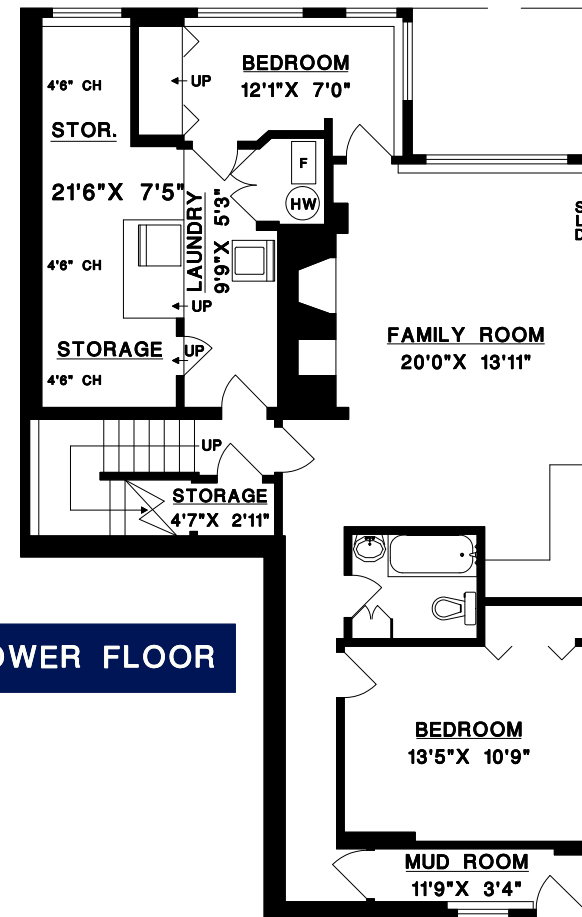
CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR

12710 15A AVENUE,
SURREY, B.C.

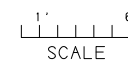


LOWER FLOOR

MAIN FLOOR	1243	SQ. FT.
LOWER FLOOR	1045	SQ. FT.
FINISHED AREA	2288	SQ. FT.
* UNFINISHED	198	SQ. FT.
TOTAL AREA	2486	SQ. FT.

CARPORT	256	SQ. FT.
BALCONY	86	SQ. FT.

* Includes area of limited ceiling height.



DRAWN BY: CM
DATE: MAY 2018
REVISED: FEBRUARY 2018





12710 15A Avenue

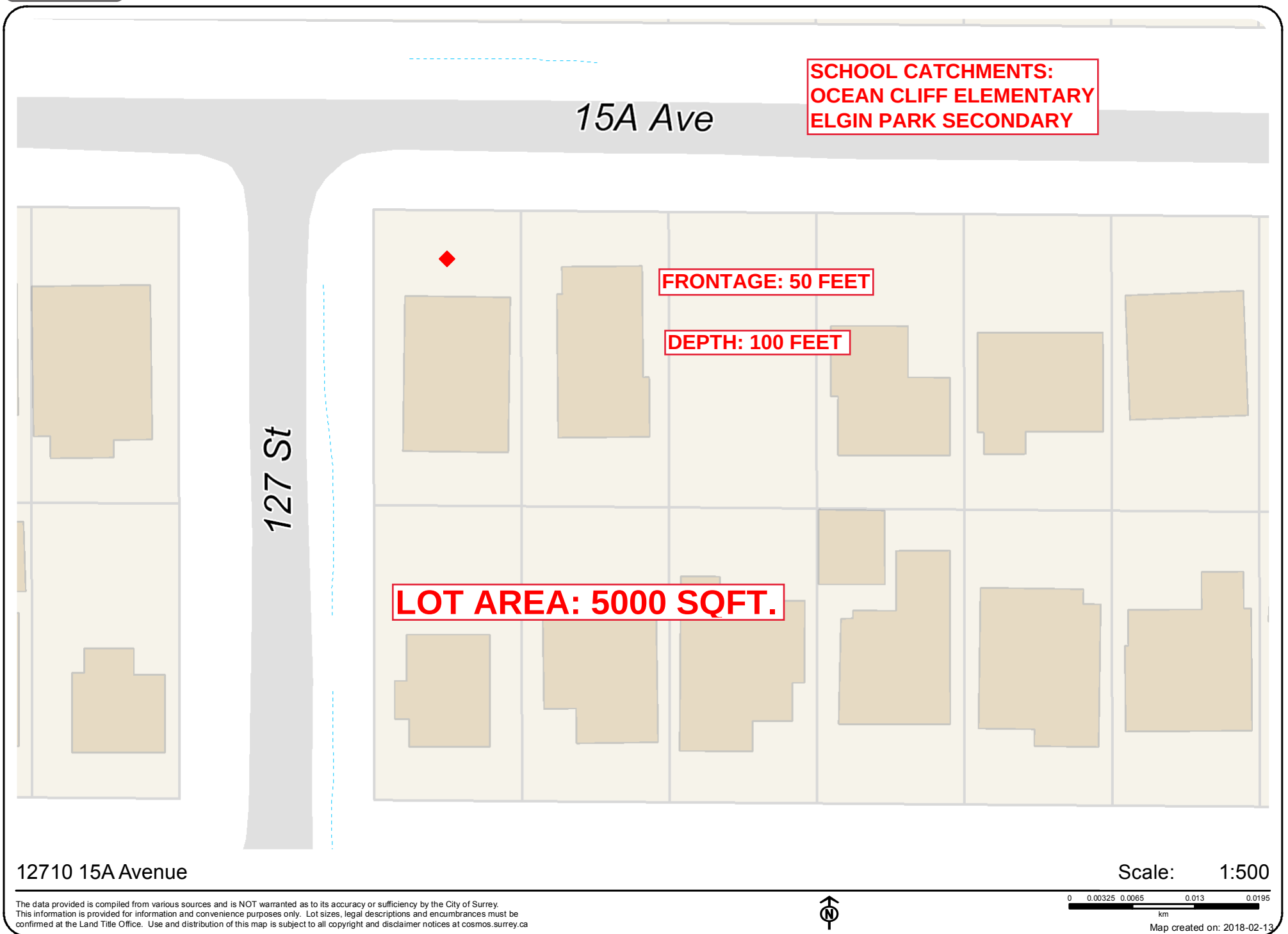
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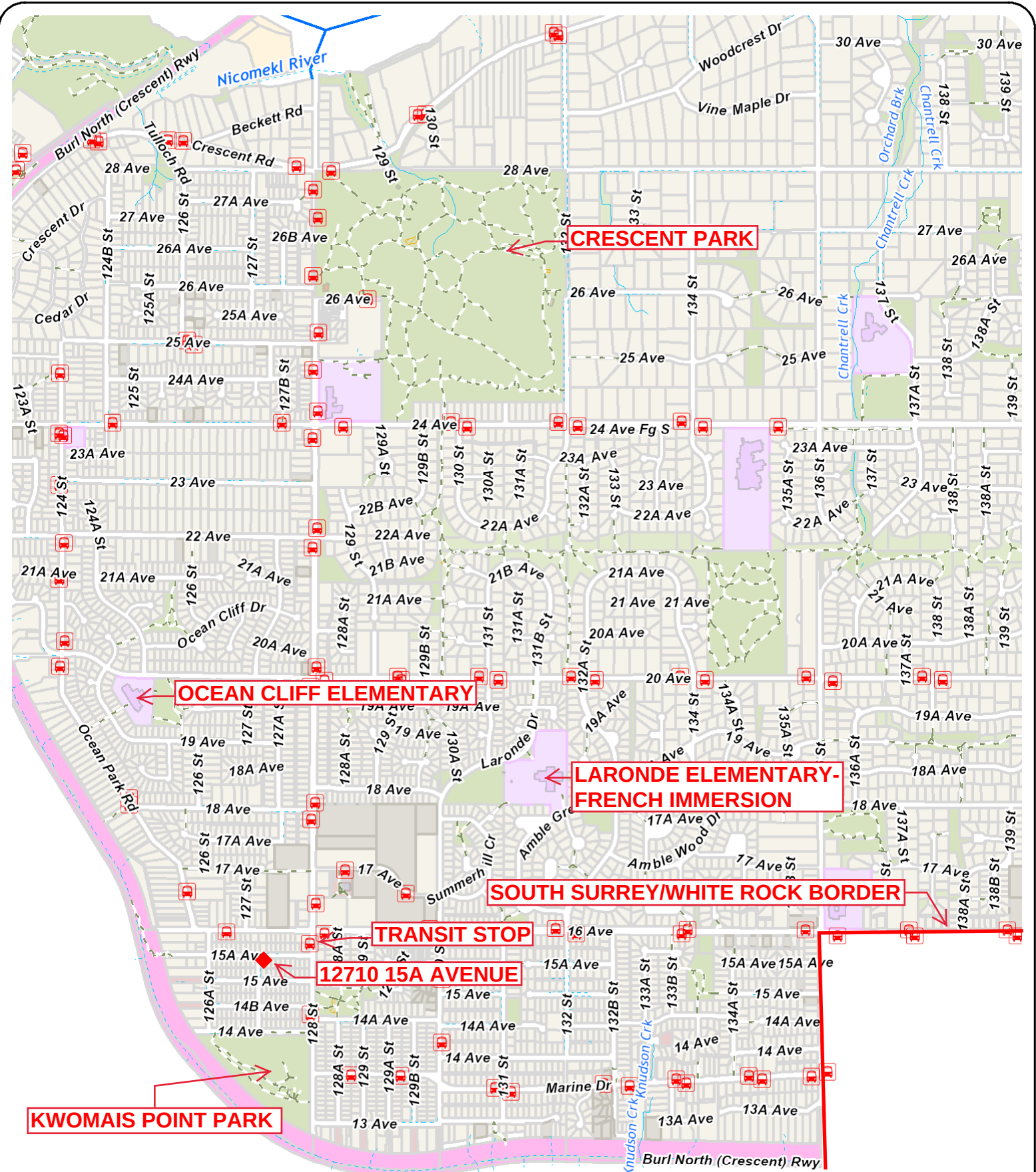
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



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km

Map created on: 2018-02-13





12710 15A Avenue

Scale: 1:16,000



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.