



**13360 18A Avenue
Ocean Park \$1,699,000**

- 14,026 sq. ft Property with South West Exposure
- Lot Dimensions 98 Feet x 142 Feet
- Traditional Four Bedrooms Up
- Interior Freshly Painted 2018
- Asphalt Roof 25 Years - Installed 2010
- Office on Main
- Hardwood Floors on Main
- Home 2,865 sq. ft
- Organic Vegetable and Flower beds
- Fully Fenced
- School Catchments: Elgin and Ray Shepherd
- Large RV Parking inside Fenced Side Yard (East)
- Easy Walk to Shopping in Ocean Park Village
- Great Family Neighborhood
- Video Tour: <https://vimeo.com/260511517>

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
14007 North Bluff Road, White Rock











Presented by:

Beebe Cline - PREC

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

13360 18A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 7R1

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date:	Frontage (feet):	98.00	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1984
Depth / Size: 142	Bathrooms:	3	Age: 34
Lot Area (sq.ft.): 14,026.00	Full Baths:	2	Zoning: RH-G
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,890.16
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-137-402
			Tour: Virtual Tour URL

View: **Yes: Organic Gardens**
 Complex / Subdiv: **Amble Greene**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2012**
 # of Fireplaces: **2** R.I. Plumbing: **Yes**
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Asphalt**

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: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP66895 LT 344 LD 36 SEC 17 TWP 1.**

Amenities: **Garden, Playground, Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Storage**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'9 x 6'	Above	Walk-In Closet	7'5 x 5'9			x
Main	Living Room	20'2 x 13'3	Above	Bedroom	12'6 x 10'11			x
Main	Dining Room	12'8 x 11'10	Above	Bedroom	10'11 x 10'2			x
Main	Family Room	19'5 x 15'5	Above	Bedroom	20'2 x 11'6			x
Main	Kitchen	11'5 x 11'3			x			x
Main	Eating Area	11'5 x 9'			x			x
Main	Office	10'1 x 9'			x			x
Main	Laundry	12'6 x 9'11			x			x
Above	Flex Room	10'11 x 4'10			x			
Above	Master Bedroom	19' x 13'3			x			

Finished Floor (Main): 1,577	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,288	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed: 10x6
Finished Floor (Basement): 0	Suite: None	3	Above	3	No	Pool:
Finished Floor (Total): 2,865 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 21'3x21'2
	Beds in Basement: 0	5				Door Height: 6'
Unfinished Floor: 0	Basement: Crawl	6				
Grand Total: 2,865 sq. ft.	Bed not in Basement: 4	7				
		8				

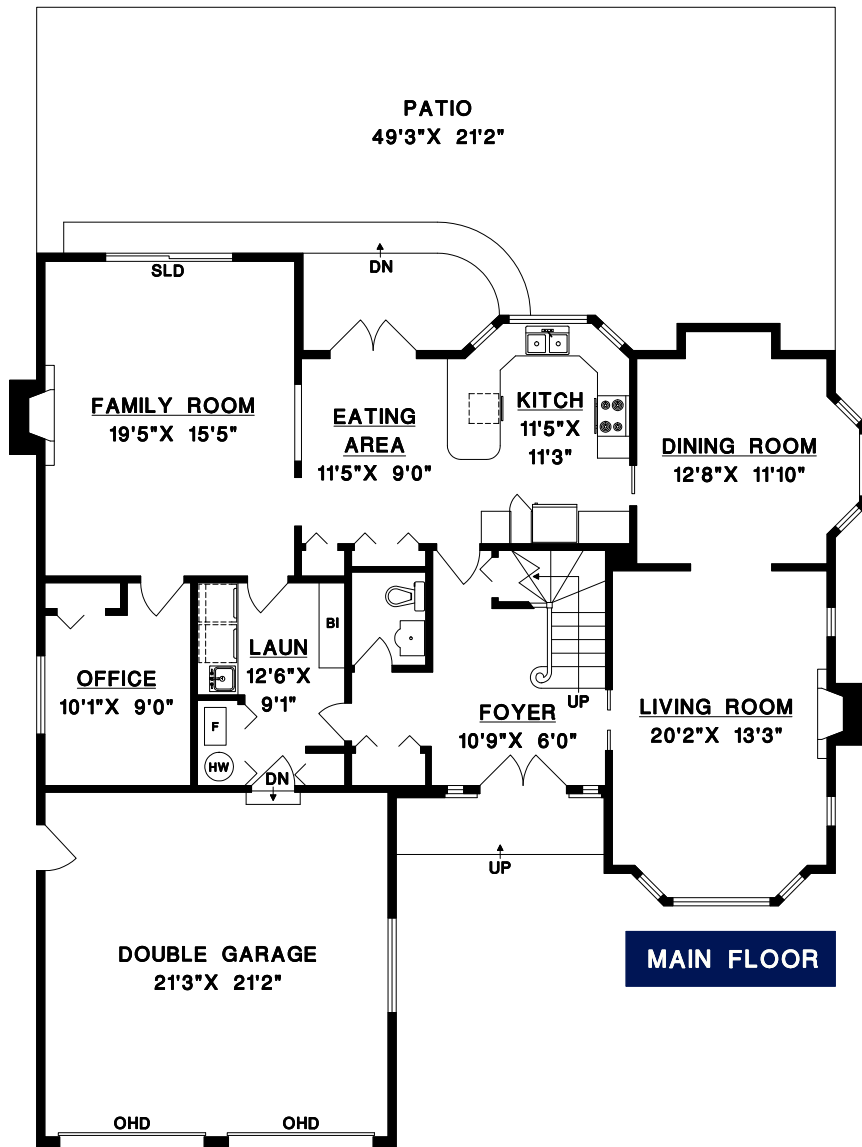
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Tremendous lot rectangular 14,026 sqfeet backyard flat manicured grass, fenced, all visible from living spaces. Great for pets & children, Full bright Sunny Exposure South West *no big Trees. Traditional Family Home 4 bedrooms up & office or guest bedroom on Main. Interior painted 2018, Exterior siding painted 2016 *2012 Skylights replaced, New Roof 2010 *25 year asphalt, Hot-water Tank 2017 *Natural Organic vegy Garden & flowers beds. Properties Frontage 98'/depth 142'. Schools Ray Sheppard & Elgin Sec. Easy walk to Ocean Park Village, over 70 shops & services Playing fields, Park trails & Beach Waterfront access routes walking distance away. This is a terrific Community to Raise Children. Dbl Garage & RV Parking @ side yard. Patios 916 sq feet. full crawl

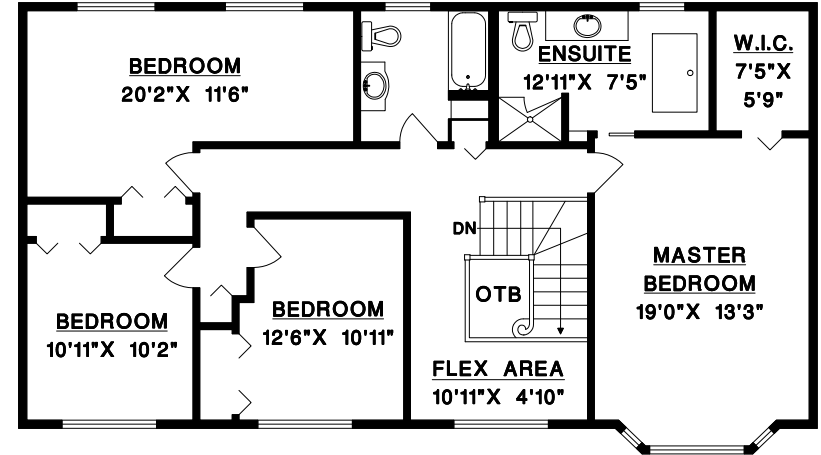
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13360 18A AVENUE,
SURREY, B.C.



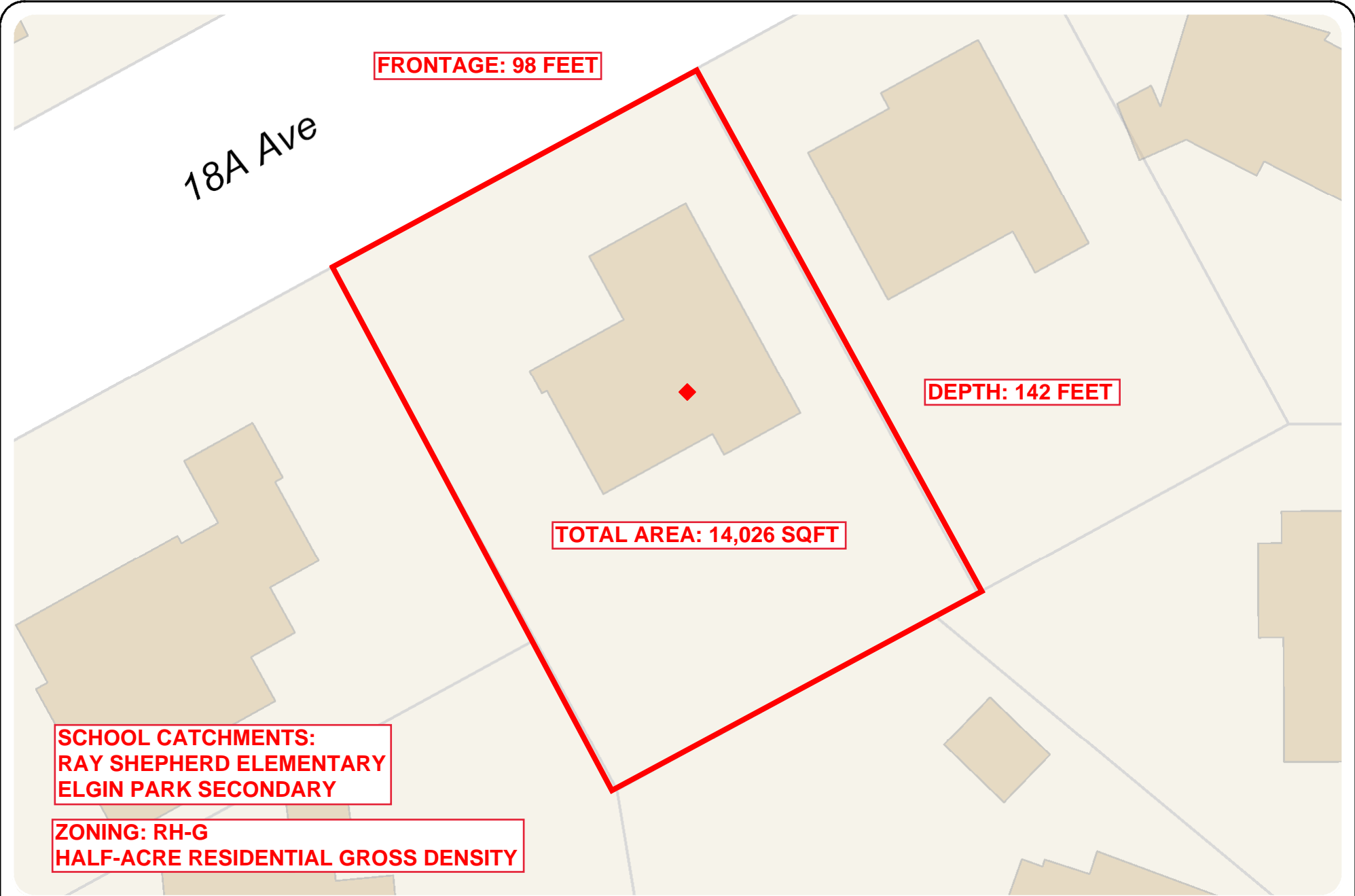
MAIN FLOOR



UPPER FLOOR

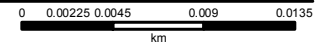
UPPER FLOOR	1288	SQ. FT.
MAIN FLOOR	1577	SQ. FT.
LOWER FLOOR	2865	SQ. FT.

GARAGE	488	SQ. FT.
PATIO	916	SQ. FT.



13360 18A Avenue

Scale: 1:375

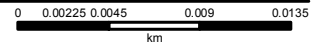




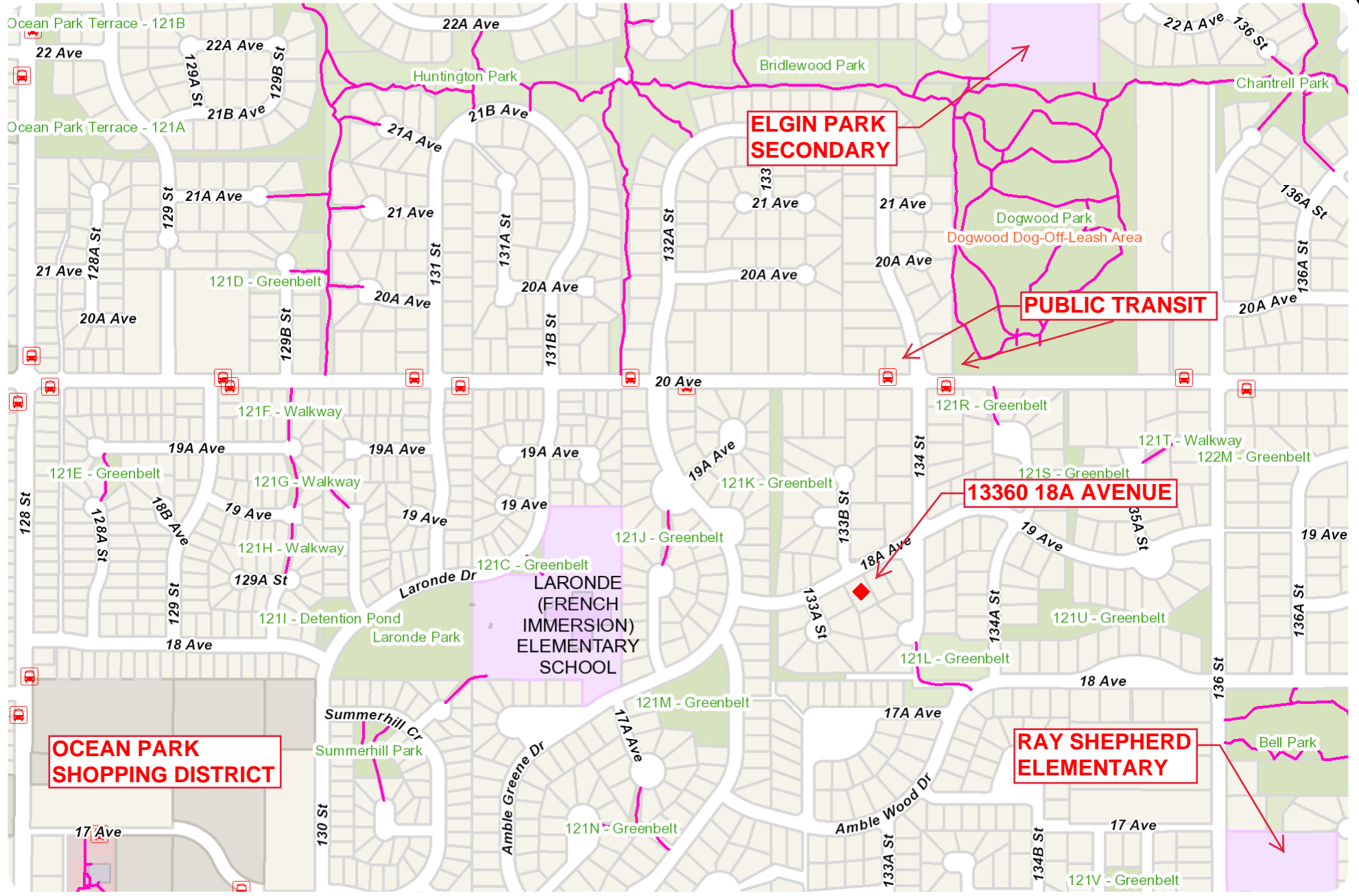
13360 18A Avenue

Scale: 1:375

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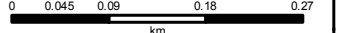
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13360 18A Avenue

Scale: 1:7,000

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Map created on: 2018-02-17

1950 1952

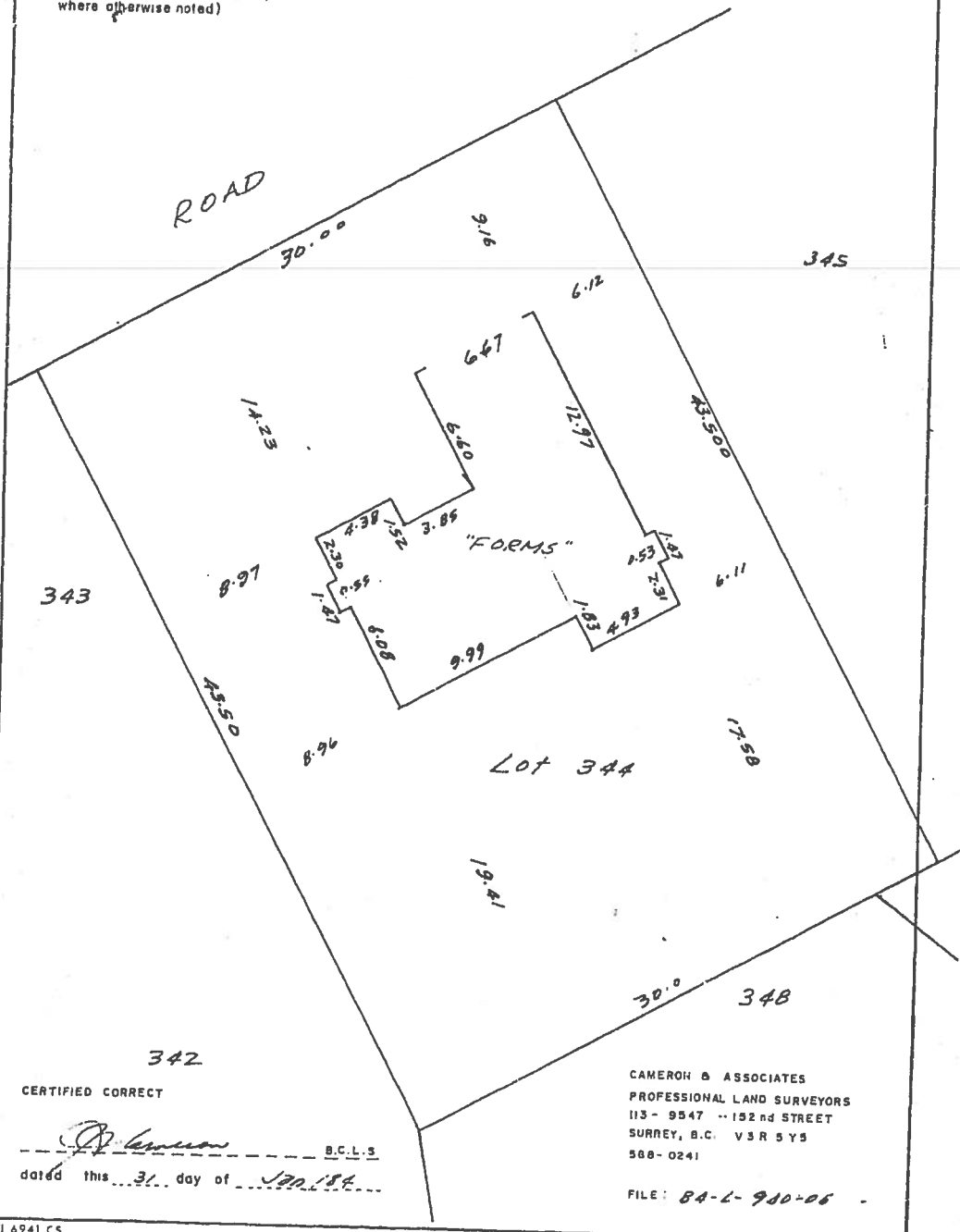
PLAN SHOWING LOCATION OF IMPROVEMENTS ON

LOT 344
SE 1/4 SEC. 17 T1
PLAN NWD


THIS PLAN TO BE USED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES ONLY



Scale 1 : 250
(distances are in metres except where otherwise noted)



CERTIFIED CORRECT


B.C.L.S.
dated this 31 day of JAN 1984

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
113 - 9547 - 152nd STREET
SURREY, B.C. V3R 5Y5
588-0241

FILE: 84-1-940-06



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

The DISTRICT of SURREY

Telephone 591-4220

PERMITS AND LICENSE DEPARTMENT

D. MAGNUSSON, P.Eng., Chief Inspector

June 21, 1984

File: 13360-01850

Re: Final Occupancy Certificate
13360 - 18A Avenue
Permit # 34103
Lot 344, SE 1/4, Sec. 17, Tp. 1, Plan 66895

An inspection was conducted by this Department on June 19, 1984, and 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

MW:gt/1220B-3

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

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.

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks and kingfishers that use the small ponds.

The park also has a bridle path on its perimeter. Its wildlife, open fields, covered picnic shelters and forested trails make it a relaxing destination and a place of discovery. The nature trail walk around Crescent Park is around 3.8 kilometres long. Allow 1 to 1.5 hours for this walk.

In addition to its spectacular natural areas, the eastern portions of Crescent Park offer a range of park amenities including two baseball diamonds, a large multi-purpose field and a playground. There are two parking lots that can be accessed from 132 Street.