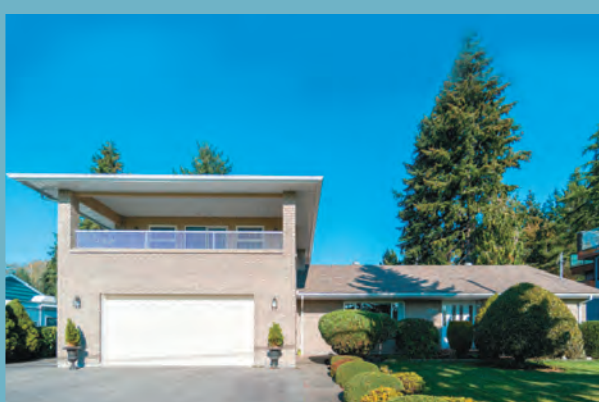




**16977 0 Avenue
Pacific Douglas, Surrey
\$1,800,000**

- Lot Size: 11,625 sqft (Frontage: 100 Feet / Depth: 116 Feet)
 - Ocean Views to the West
- Redevelopment Potential / Subdivide to Two Lots
- Very Clean Home: 2,495 sqft / Revenue Potential of \$3,000+ Per Month
 - Easy Access to Highway 99
- Fronts Peace Arch Park to the South & Semiahmoo Bay to the West
 - Schools: Hall's Prairie Elementary & Earl Marriott Secondary / School Bus Pick-up on Street
 - New Roof 2012 & New Boiler 2014
- Easy Low Maintenance House for a Holding Property

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
bcline@shaw.ca



Active
R2321801
Board: F
House/Single Family

16977 0 AVENUE

South Surrey White Rock
Pacific Douglas
V3Z 9N9

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$1,800,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1967
Depth / Size: 116	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 11,625.00	Full Baths:	2	Zoning: RF
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,041.44
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 029-669-111
			Tour: Virtual Tour URL

View: **Yes: Ocean, Semiahmoo Bay & Parklan**
Complex / Subdiv: **Pacific Douglas**
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: **Addition** Reno. Year: **1990**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(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: **8** Dist. to School Bus: **10**
Title to Land: **Freehold NonStrata**

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

Legal: **PL EPP49679 LT 3 LD 36 SEC 6 TWP 7.**

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

Site Influences: **Golf Course Nearby, Greenbelt, Marina Nearby, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Hot Water Dispenser, Storage Shed**

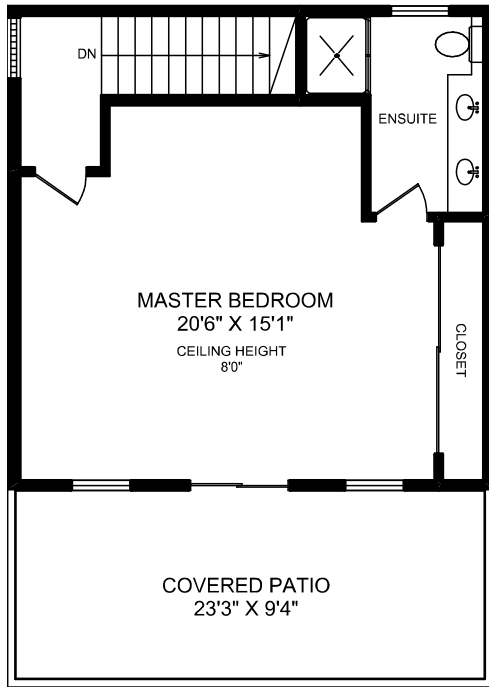
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 4'7			x			x
Main	Living Room	20'3 x 13'			x			x
Main	Kitchen	20'8 x 10'5			x			x
Main	Eating Area	10'5 x 6'10			x			x
Main	Dining Room	12'8 x 11'5			x			x
Main	Den	10'9 x 9'6			x			x
Main	Bedroom	14'2 x 12'8			x			x
Main	Bedroom	12'2 x 10'8			x			x
Main	Laundry	9'8 x 8'6			x			
Above	Master Bedroom	20'6 x 15'1			x			

Finished Floor (Main):	1,916	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	578	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,494 sq. ft.	Crawl/Bsmt. Height: 3'	4				Garage Sz: 28'4x22'9
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	2,494 sq. ft.		7				
			8				

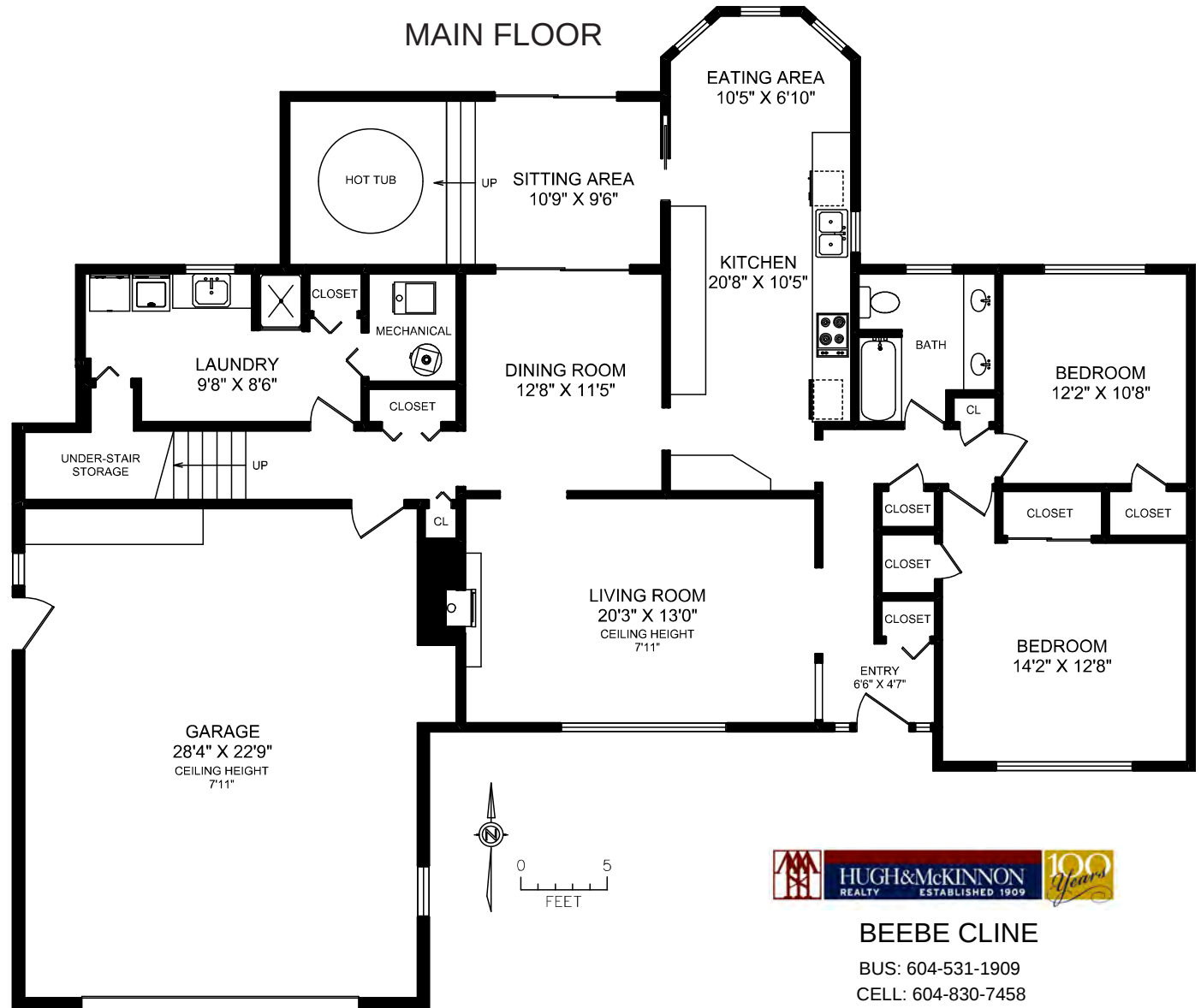
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Exceptional clean, well maintained home 2495 sqft. European windows & finishing. Manicured landscaping. Peace Arch Park across the street & level Walk to the beach. Second floor Master bedroom suite is 600 sqft w/covered Semiahmoo Bay Ocean view balcony 235 sq. feet. New Roof 2012, Boiler 2014. Hot water heat. Schools: Hall's Prairie Elementary & Earl Marriott Secondary. School Bus picks up on the Street. New neighbourhood Elementary School 2020. RV parking & long driveway, generous DBL Garage 28'4 / 22'9. Custom home w/many storage options. Peaceful & no traffic. Easy access to Hwy 99 *RF* Redevelopment potential designated Urban in the OCP, see documents & digital brochure. Generous Lot size 11,625 sq. feet. Frontage 100'/Depth 116'

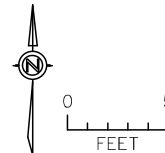
UPPER FLOOR



MAIN FLOOR



AREA		SQ FT	
FLOOR	FINISHED	UNFINISHED	TOTAL
MAIN	1916	0	1916
UPPER	578	0	578
TOTAL	2494	0	2494
GARAGE		701	
PATIO		235	



BEEBE CLINE

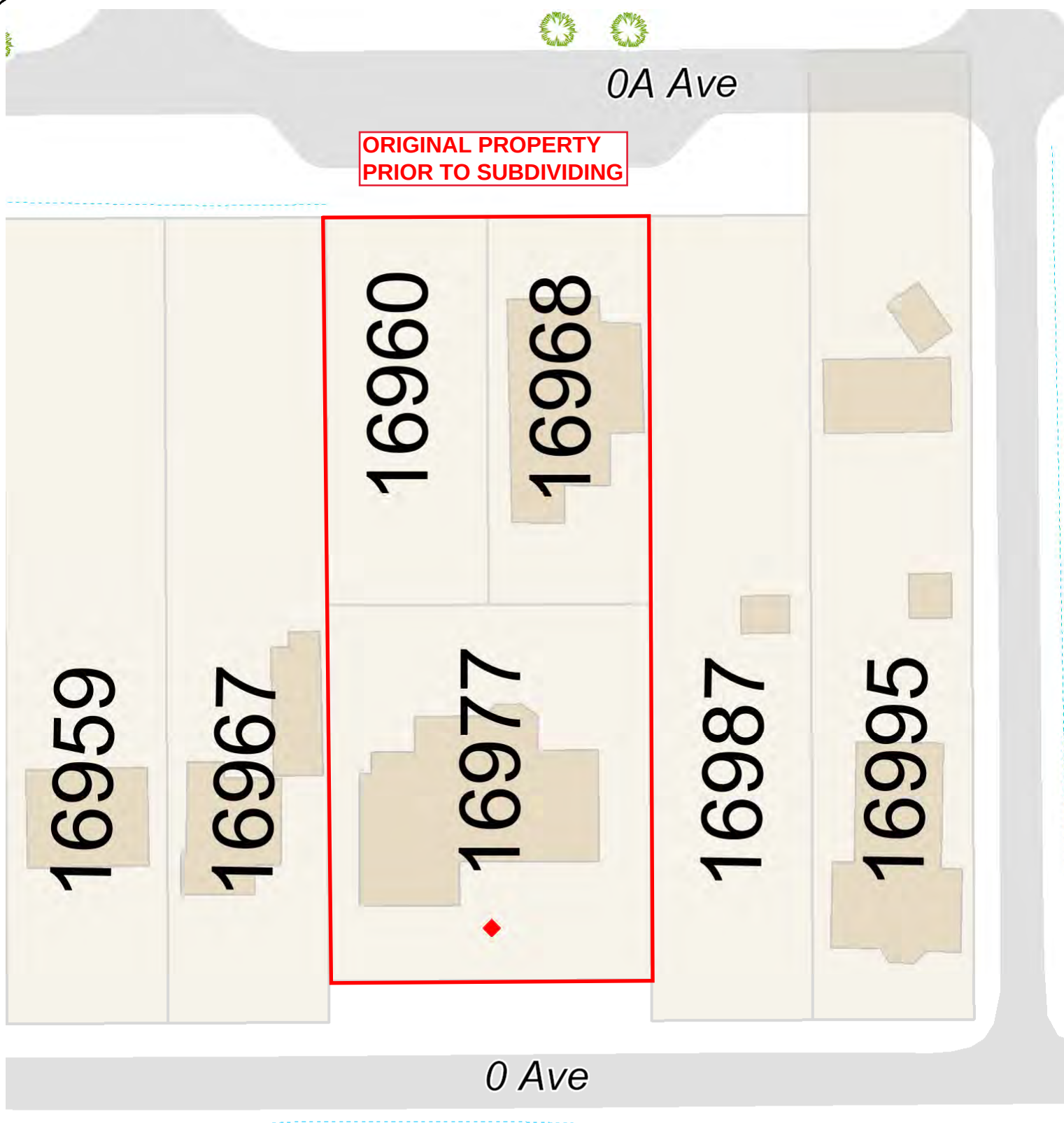
BUS: 604-531-1909

CELL: 604-830-7458

www.whiterocklifestyles.com

16977 0 AVENUE

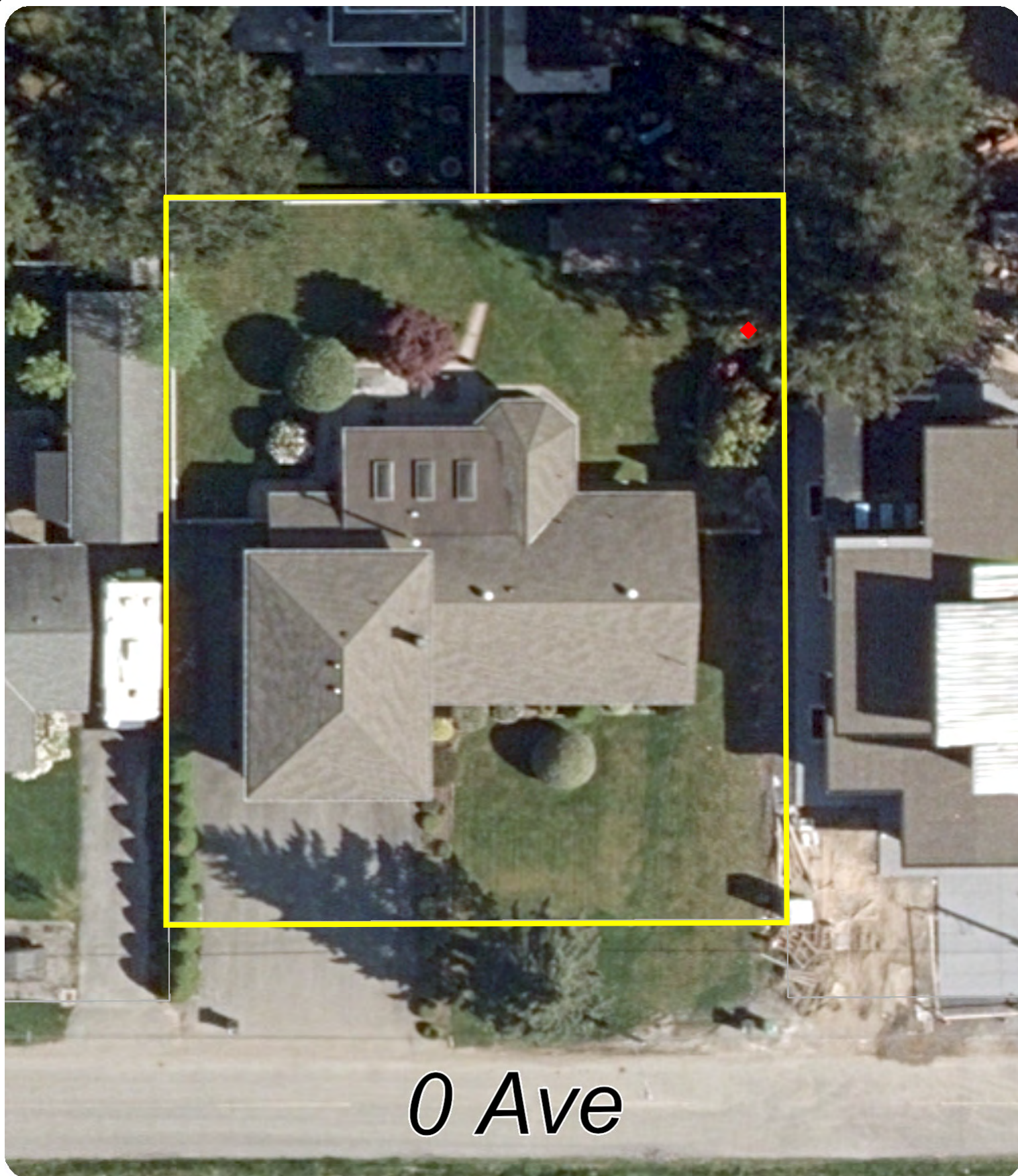
All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



16977 0 Avenue

Scale: 1:500





16977 0 Avenue

Scale: 1:250



SCHOOL CATCHMENTS:
HALL'S PRAIRIE ELEMENTARY
EARL MARRIOTT SECONDARY

ZONING: RF
SINGLE FAMILY RESIDENTIAL ZONE

TOTAL: 11,625 SQFT

DEPTH: 116 FEET

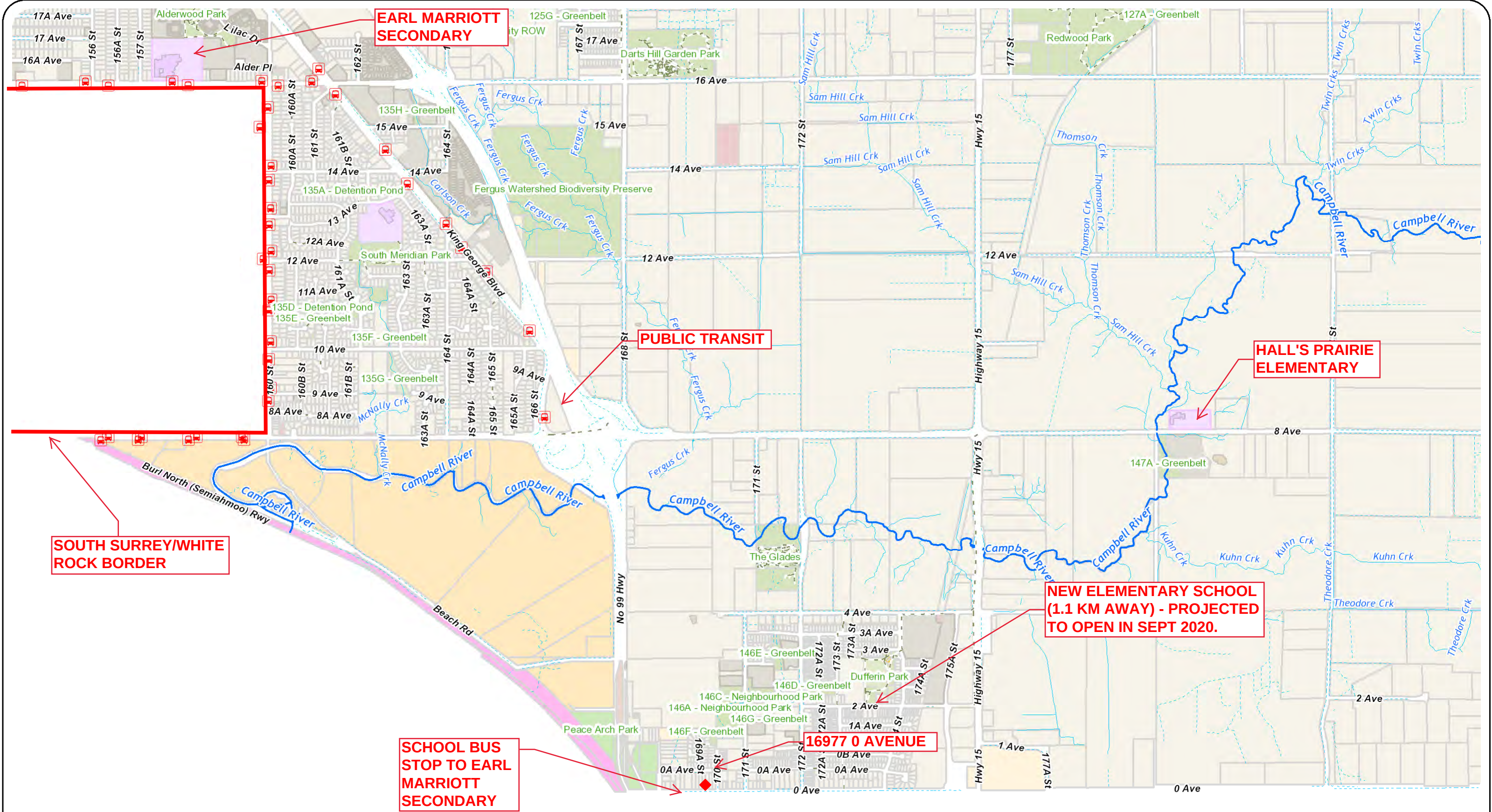
FRONTAGE: 100 FEET

0 Ave

16977 0 Avenue

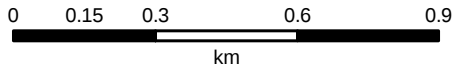
Scale: 1:250





16977 0 Avenue

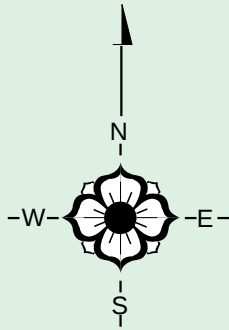
Scale: 1:16,000





Peace Arch

PROVINCIAL PARK



Exit to Beach Avenue

Beach Avenue

99
BC

South Bound

North Bound

LEGEND

- Parking
- Information Shelter
- Restrooms
- Picnic Shelter / Kitchen
- Picnic Tables

CANADA CUSTOMS
AND IMMIGRATION
BUILDINGS

Park Headquarters

PEACE ARCH
PROVINCIAL
PARK

Dedication
Table
Shelter

0 50 100 150 200
Scale in metres

'0' Avenue BRITISH COLUMBIA

CANADA
U.S.A.

Park Boundary WASHINGTON

PEACE ARCH STATE PARK

Washington
State Park
Headquarters

Semiahmoo

Bay

Burlington Northern Railroad

5

Out of Catchment Registration

Out of catchment registration

As a growing district, enrolment at some district schools is already at, or over capacity. No waiting list can be maintained at the following schools at this time. Please see the school district's [regulations](#) for more details on how the allocation process works. **The following schools are unable to accept out-of-catchment registrations (except siblings of current students):**

Elementary Schools

A.H.P. Matthew Elementary
A.J. McLellan Elementary
Adams Road Elementary
Bayridge Elementary
Cambridge Elementary
Chimney Hill Elementary
Clayton Elementary
Coast Meridian Elementary
Coyote Creek Elementary
Erma Stephenson Elementary
Fraser Wood Elementary
Frost Road Elementary
George Greenaway Elementary
Goldstone Park Elementary
H.T. Thrift Elementary
Hall's Prairie Elementary
Hazelgrove Elementary
Hillcrest Elementary
Hyland Elementary
K.B. Woodward Elementary

Elementary Schools cont'd

Katzie Elementary
Latimer Road Elementary
Morgan Elementary
North Ridge Elementary
Ocean Cliff Elementary
Old Yale Road Elementary
Pacific Heights Elementary
Panorama Park Elementary
Rosemary Heights Elementary
Semiahmoo Trail Elementary
Simon Cunningham Elementary
Sullivan Elementary
Sunnyside Elementary
Sunrise Ridge Elementary
Surrey Centre Elementary
T.E. Scott Elementary
Walnut Road Elementary
White Rock Elementary
William Watson Elementary
Woodward Hill Elementary

Secondary Schools

Fleetwood Park Secondary
Panorama Ridge Secondary
Semiahmoo Secondary
Sullivan Heights Secondary

