











Presented by:
Beebe Cline - PREC

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



Active
R2356022
Board: F
House/Single Family

17372 3 AVENUE
South Surrey White Rock
Pacific Douglas
V3Z 9P7

Residential Detached
\$1,359,000 (LP)
(SP)



Sold Date: Frontage (feet): **43.00** Original Price: **\$1,359,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Depth / Size: **80** Bathrooms: **4** Age: **3**
Lot Area (sq.ft.): **3,573.00** Full Baths: **3** Zoning: **RF**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,668.27**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **028-692-985**
Tour: **Virtual Tour URL**

View: **Yes: Dufferin Park**
Complex / Subdiv: **Summerfield**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Full** Reno. Year:
Renovations: R.I. Plumbing: **Yes**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **6** Dist. to School Bus: **6**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Garage Cabinets, Uppers & Benc**
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 21, BLOCK 1N, PLAN BCP49272, SECTION 32, RANGE 1E, LD 36**

Amenities: **Garden, In Suite Laundry, Playground, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Refrigerator, Storage Shed, Stove,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|----------------|-------------|-------|------|------------|
| Main | Foyer | 10'2 x 5'8 | Above | Walk-In Closet | 5' x 4'1 | | | x |
| Main | Great Room | 17'10 x 16'1 | Above | Bedroom | 11'7 x 11'1 | | | x |
| Main | Kitchen | 19'10 x 10'1 | Bsmt | Living Room | 10'9 x 13'3 | | | x |
| Main | Office | 11'10 x 10'5 | Bsmt | Kitchen | 10'9 x 13'3 | | | x |
| Main | Laundry | 14'5 x 6'8 | Bsmt | Bedroom | 9'10 x 9'5 | | | x |
| Above | Master Bedroom | 13' x 12'6 | Bsmt | Laundry | 4' x 5' | | | x |
| Above | Walk-In Closet | 4'11 x 4'6 | Bsmt | Media Room | 17' x 15'2 | | | x |
| Above | Walk-In Closet | 7'5 x 4'11 | Bsmt | Storage | 9'4 x 5' | | | x |
| Above | Bedroom | 10'11 x 8'11 | | | x | | | x |
| Above | Bedroom | 11'9 x 11'0'4 | | | x | | | x |

| | | | | | | |
|--|---------------------------------|------|-------|-------------|----------|-------------------------------|
| Finished Floor (Main): 1,085 | # of Rooms: 18 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,115 | # of Kitchens: 2 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): 0 | # of Levels: 3 | 2 | Above | 5 | Yes | Workshop/Shed: 7'8x5'2 |
| Finished Floor (Basement): 1,022 | Suite: | 3 | Above | 3 | No | Pool: |
| Finished Floor (Total): 3,222 sq. ft. | Crawl/Bsmt. Height: | 4 | Bsmt | 3 | No | Garage Sz: 19'1x18' |
| Unfinished Floor: 0 | Beds in Basement: 1 | 5 | | | | Grg Dr Ht: |
| Grand Total: 3,222 sq. ft. | Beds not in Basement: 4 | 6 | | | | |
| | Basement: Fully Finished | 7 | | | | |
| | | 8 | | | | |

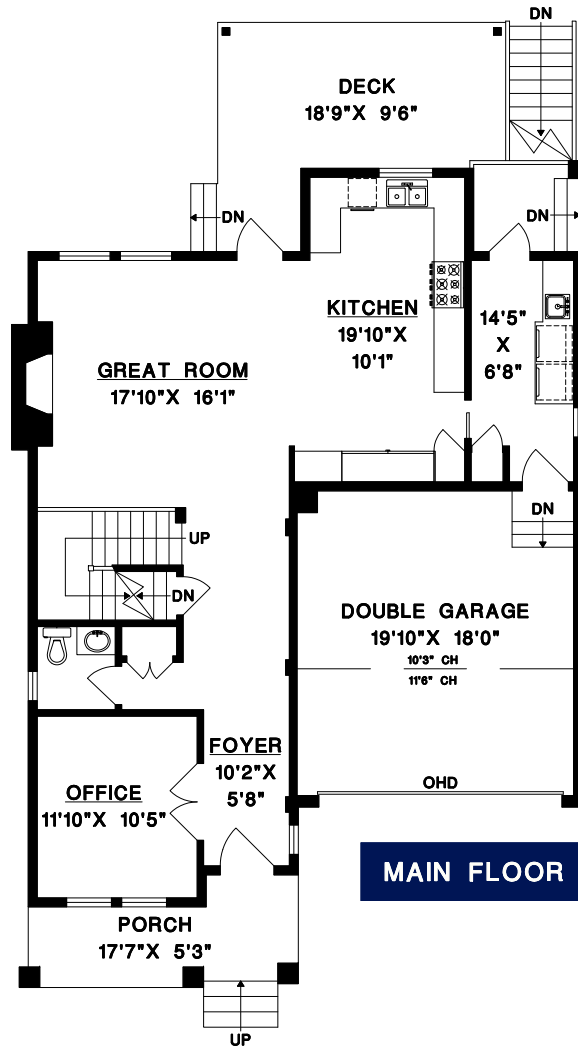
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Gorgeous Fresh 2016 Shaughnessy designed home meets Summerfield, must be seen! Location/Location, backs onto Dufferin Park w/children's playground/gym, playing fields & walking paths. All south exposure plus legal suite in basement (pics & revenue spreadsheet available in digital brochure.). All cabinetry by Kitchen Art, exclusive statuario marble surfaces, wide plank Manhattan Oak flooring. Professional series Thermadore kitchen w/farmer sink. Open concept floor plan and 23' vaulted ceilings. 4 bedrooms up, media room down w/wet bar, covered porches and fences grassed yard. Built-in six person Jacuzzi hot tub. Double garage w/storage mezzanine & parking apron for two cars. Video tour, floor plan and brochure available.

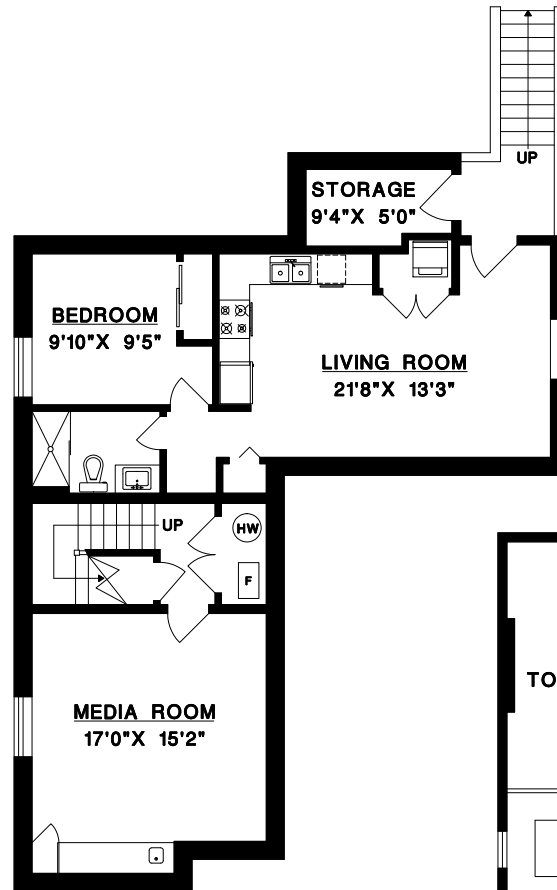
BEEBE CLINE

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CEL: 604-830-7458
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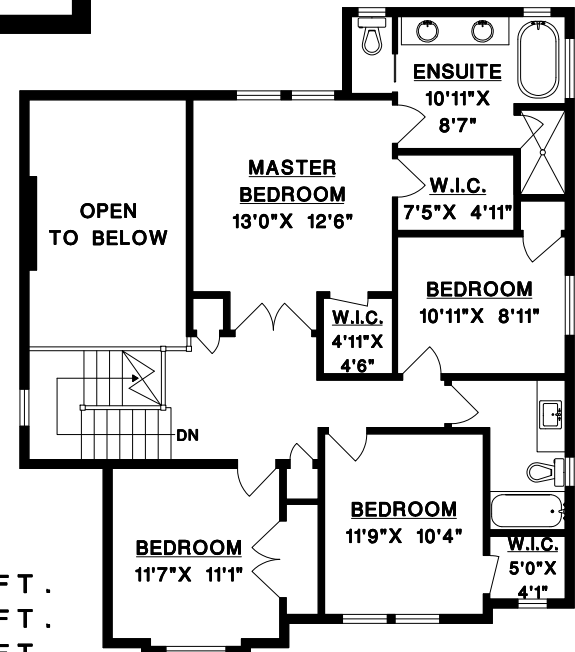
SHED
7'8" X 5'2"



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

| | | |
|----------------------|--------------|----------------|
| UPPER FLOOR | 1 115 | SQ. FT. |
| MAIN FLOOR | 1 085 | SQ. FT. |
| LOWER FLOOR | 4 43 | SQ. FT. |
| SUITE | 5 79 | SQ. FT. |
| FINISHED AREA | 3 222 | SQ. FT. |

| | | |
|---------|------|---------|
| GARAGE | 3 83 | SQ. FT. |
| STORAGE | 6 5 | SQ. FT. |
| SHED | 5 1 | SQ. FT. |
| DECK | 2 06 | SQ. FT. |
| PORCH | 1 02 | SQ. FT. |



DRAWN BY: CN
DATE: NOVEMBER 2018
REVISED:

17273 3 AVENUE - FEATURES

Home: 3,222 sqft on 3 Levels
Lot Size: 3,573 square feet – South Exposure
Zoning: RF – Single Family Residential Zone
Bedrooms: 5 / Bathrooms: 4 (3 Full & 1 Half)



INTERIOR FEATURES THROUGHOUT:

Manhattan Wide Plank Engineered Hardwood Flooring
Starline Windows
Restoration Hardware Lighting Fixtures
Kitchen Art Design Custom Cabinetry
Kohler & Moen Hardware
Ronbow Toilets & Sinks
American Standard H/E Furnace
Roughed-in Alarm System
Roughed-in Vacuum System
Roughed-in for A/C

MAIN LEVEL

FOYER:

Size: 10'2 x 5'8
Two Piece Powder off Foyer
102 square foot Porch off Foyer (17'7 x 5'3)

EXECUTIVE OFFICE:

Size: 11'10 x 10'5
Floor-to-Ceiling Windows
French Door Entry
Two Piece Powder off Office



KITCHEN:

Size: 19'0 x 10'1

**Custom Cabinetry & Carrera Marble Surfaces
Window Above Sink with Dufferin Park Outlook**

Stainless Steel Farm Sink

Ample Storage Space

206 square foot South Facing Deck off Kitchen

Pot Filler Above Stove

Pot Lights

Ample Storage Space

THERMADORE APPLIANCE PACKAGE:

Fridge/Freezer

6 Burner Natural Gas Stove

Faber Venting

Dishwasher

GREAT ROOM:

Size: 17'10 X 16'1

Open Concept

Rock Feature Wall with Kingsman Natural Gas Fireplace & Mantle (Outlet Above Mantle)

Contemporary Light Fixture

23' Vaulted Ceilings

Dramatic South Facing Windows

Access to 206 square foot South Facing Deck

LAUNDRY:

Size: 14'5 x 6'8

Samsung Full Size Washer & Dryer

Built-in Cabinetry with Sink

Caesarstone Blizzard Quartz Surfaces

UPPER LEVEL

MASTER BEDROOM:

Size: 13'0 x 12'6

"His & Her" Walk-in Closets with Built-in Cabinetry

Direct South Exposure

Vaulted Ceiling

ENSUITE:

Four Piece Ensuite

Carrera Marble Surfaces

Floor to Ceiling Tile in Shower

Double Vanity

Free Standing Tub

BEDROOM #2

Size: 10'11 x 8'11

West Exposure

BEDROOM #3

Size: 11'9 x 10'4

Walk-in Closet (5'0 x 4'1)

North Exposure

BEDROOM #4

11'7 x 11'1

North Exposure



LOWER LEVEL:

MEDIA ROOM:

WET BAR:

Bar Fridge

Thermadore Dishwasher

Black Honed Granite Surfaces

Custom Built-in Cabinetry & Shelving with Undermount Lighting

LEGAL ONE BEDROOM SUITE:
STAINLESS STEEL APPLIANCE PACKAGE:

Five Burner Gas Range with Venting
Fridge/Freezer
Dishwasher
Pot Lighting
Three Piece Bathroom
Separate Laundry

344 SQUARE FOOT DOUBLE GARAGE:

Size: 19'10 X 18'0
Epoxy Flooring
(Cabinets, Uppers & Bench – Excluded from Sale)

EXTERIOR:

206 Square Foot Covered Deck
Built-in 8'x8' Jacuzzi Hot Tub (360 Gallon/44 Jets – Fits 5-6 Adults)
Natural Gas for BBQ on Decking (Electrical Outlet on Deck)
51 Square Foot Garden Shed for Storage
Fully Fenced South Facing Backyard
Backing onto 7 Acre Dufferin Park with Children's Playground & Walking Trails

BUILDING BINDER AVAILABLE WITH ALL THE SPECS OF THE HOME



17372 3 AVENUE

| PROPERTY COST | | | | |
|--------------------------|-----------------------|---------------------|----------------|---------------|
| List Price | | Amount | | |
| | | \$ 1,399,000.00 | | |
| REVENUE | | | | |
| | | Monthly Rent | Monthly | Yearly |
| Total Revenue from Suite | | | \$1,170.00 | \$14,040.00 |
| EXPENSES | | | | |
| | Monthly/Yearly | Amount | Monthly | Yearly |
| Property Taxes | Y | \$3,668.00 | \$305.67 | \$3,668.00 |
| Insurance | Y | \$2,137.00 | \$178.08 | \$2,137.00 |
| Hydro | Y | \$1,547.00 | \$128.92 | \$1,547.00 |
| Gas | Y | \$814.00 | \$67.83 | \$814.00 |
| Water | Y | \$697.00 | \$58.08 | \$697.00 |
| Building Maintenance | | 10% | \$117.00 | \$1,404.00 |
| Vacancy Allowance | | 1% | \$11.70 | \$140.40 |
| Total Expenses | | | \$ 867.28 | \$ 10,407.40 |

* Monthly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING FORMS CONSTRUCTED ON LOT 21
SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
N.W.D. PLAN BCP49272

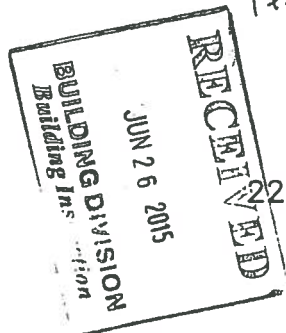
SCALE 1:200



CIVIC ADDRESS
17372 3rd AVENUE
SURREY, B.C.
P.I.D. 028-692-985

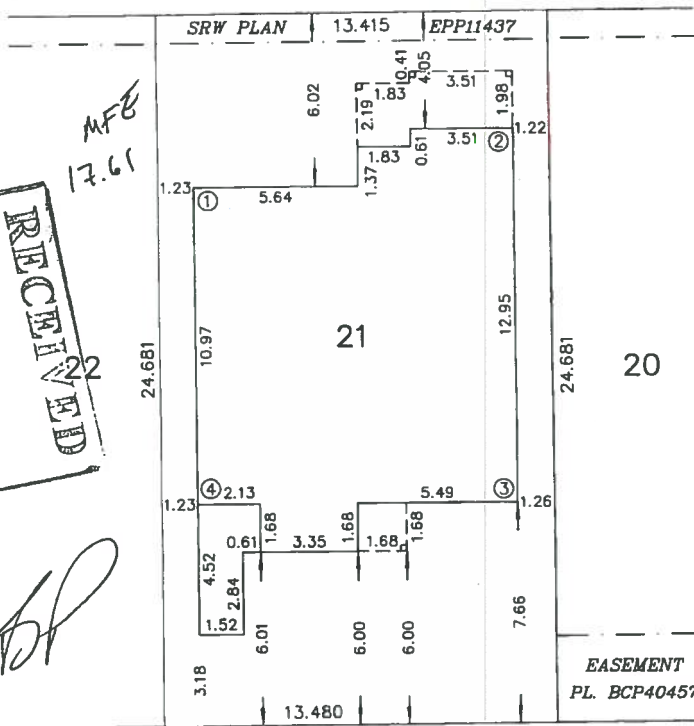
| LEVEL STRIP HEIGHTS NO. | ELEV. |
|-------------------------|-------|
| 1 | 17.00 |
| 2 | 17.30 |
| 3 | 17.30 |
| 4 | 17.30 |
| POURED CURB | 14.90 |

3rd AVENUE



MFB
17.61

BP



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CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 23rd day of June, 2015.

[Signature]
B.C.L.S. (C)

This document is not valid unless originally signed and sealed.

OUR FILE: FS7855_F

NOTES: Measurements are shown to the outside of proposed concrete.
Property boundary dimensions shown hereon, are derived from Plan BCP49272.
This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.
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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CLIENT:



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

FINAL BUILDING APPROVAL

Date: Jul 25, 2016 9:06

Address: 17372 3 Ave
Single Family Dwelling with Secondary Suite

Legal Description: LT 21 Sec 32 B1N R1E PLBCP49272

Permit Number: 15-017867-000-00

Permit Type: Residential C-S-Single Family (Secondary Suite)-New

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Page 1 of 1

Harprit Grewal

604-591-4345



Owner Builder Disclosure Notice

Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Kuik, Arin

Owner Builder Authorization No.: 90603

PROPERTY INFORMATION

Civic Address: 17372 3 Avenue

City/Town: Surrey

Province: British Columbia

Postal Code: V3S 9P7

PID: 028-692-985

Legal Description: LOT 21 SEC 32 BLK I NORTH RGE I EAST NWD PLAN BCP49272

CONSTRUCTION INFORMATION

Building Permit: 15-17867

Building Permit Issue Date: 2015/May/11

First Occupancy Date: 2016/Jul/25

Owner Builder Authorization Date: 2014/Nov/19

MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.



Owner Builder Disclosure Notice

SUBTRADES - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

Cladding: Chrome Dome Enterprises Inc., Alan Scholtens, (778) 834-6979, cdeincexteriors@gmail.com

Concrete placer: Amkis construction, Monica Sikma, (604) 859-1584, monicasikma@gmail.com

Electrical: VanPro Electric Ltd., Max Van Laar, (604) 768-8294, vanproelectric@gmail.com

Engineering: Van den Brink Engineering Ltd., Ivan Van den Brink, (604) 792-2268, Ivan@vdbeng.com

Excavation: Owner Builder

Flooring: Rolleman Custom Flooring, Albert Rolleman, (604) 897-4678, rollemancustomflooring@gmail.com

Foundation: Waypoint Construction Ltd., Jesse Olson, (604) 807-9043, Jessealida@gmail.com

Framing: NovaMax Contracting, Zachary Jansen, (604) 581-4354, Novamax06@gmail.com

Heating/AC: Grizzly enterprises Ltd., Mike Grizzly, (604) 830-1010, grizzlyenterprises@shaw.ca

House Design: Luteyn Architecture Ltd., Doug Luteyn, (604) 701-6116, doug@luteynarchitecture.com

Insulation: M.S.A. Insulating Inc., Josh Poppe, (604) 856-3919, msainsulating@shawbiz.ca

Interior Wall Finish: Northrise Drywall Contracting Ltd., Anette Unrau, (604) 855-5117, northrisedrywall@gmail.com

Painter: Nick's Painting, Nick Rolleman, (778) 549-3805, nickrolleman@hotmail.com

Plumbing: CMC Plumbing & Heating, Cole McEwen, (778) 878-0310, colemcewen@gmail.com

Roofing: Northwood Roofing Ltd., Matthew Severson, (604) 729-9489, northwoodroofing@gmail.com

Sewer/Septic: A & M Drainage and Sewer, Andy Roersma, (778) 882-1461

Soil remediation: N/A, N/A N/A, N/A

Windows/Doors: Aslan's carpentry, Joshua Vegter, (778) 240-5561, joshuavegter@gmail.com

Owner Builder Disclosure Notice

STATUTORY PROTECTION

- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
 - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
 - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
 - (c) is free from structural defects, and will remain so for a period of at least 10 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
 - (a) to have given good consideration for the benefit of the protection, and
 - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
 - (a) excludes, qualifies or limits any other term, express or implied,
 - (b) relieves any person of liability to which they would otherwise be subject, or
 - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

Please Note: The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.

3 Ave

FRONTAGE: 43 FEET

TOTAL AREA: 3,573 SQFT

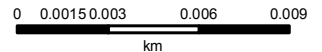
DEPTH: 80 FEET

Dufferin Park

**SCHOOL CATCHMENTS:
HALL'S PRAIRIE ELEMENTARY
EARL MARRIOTT SECONDARY**

17372 3 Avenue

Scale: 1:250



3 Ave

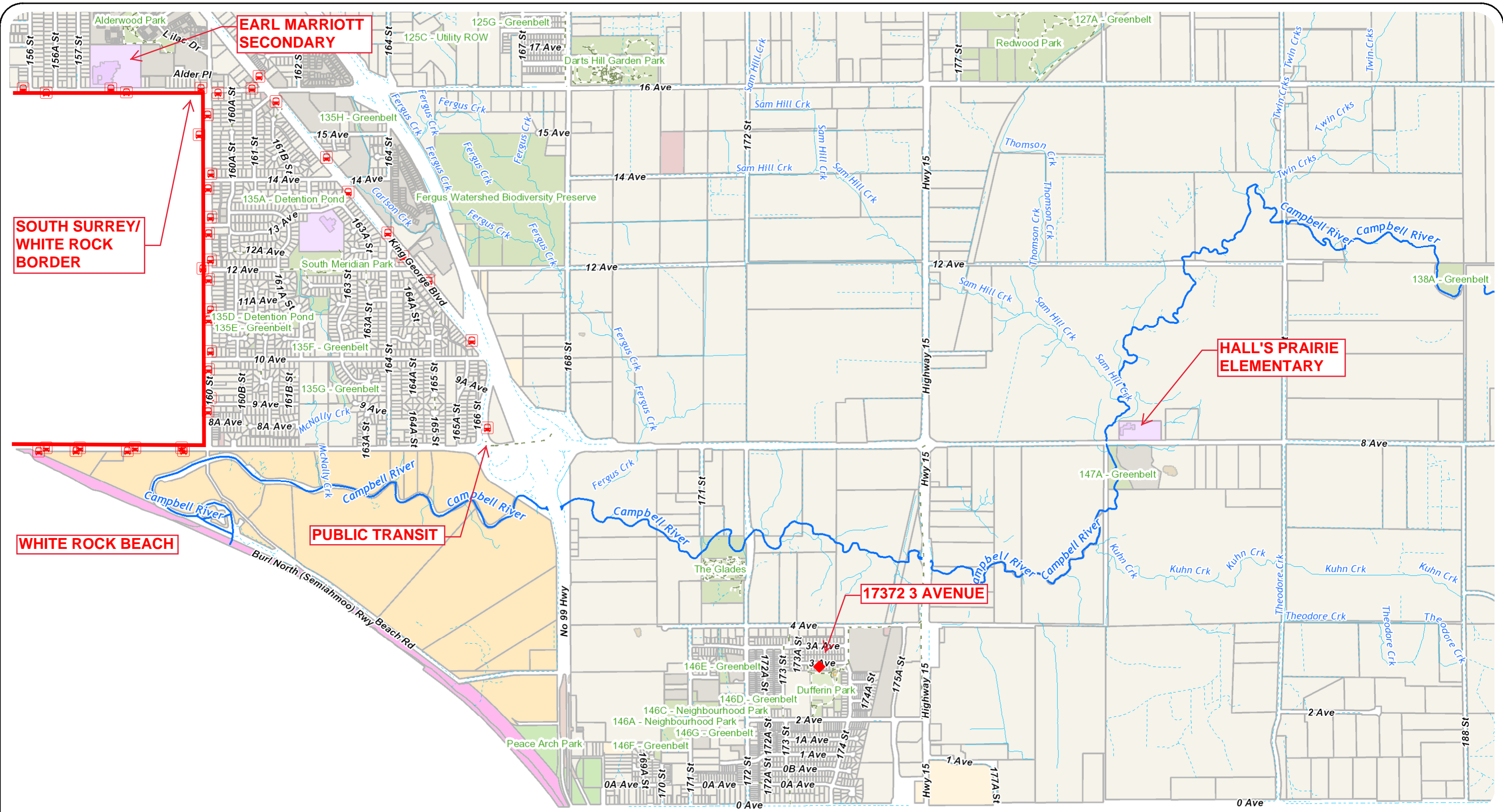


Dufferin Park

17372 3 Avenue

Scale: 1:250

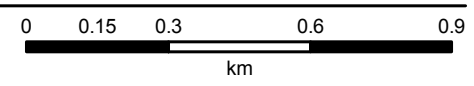




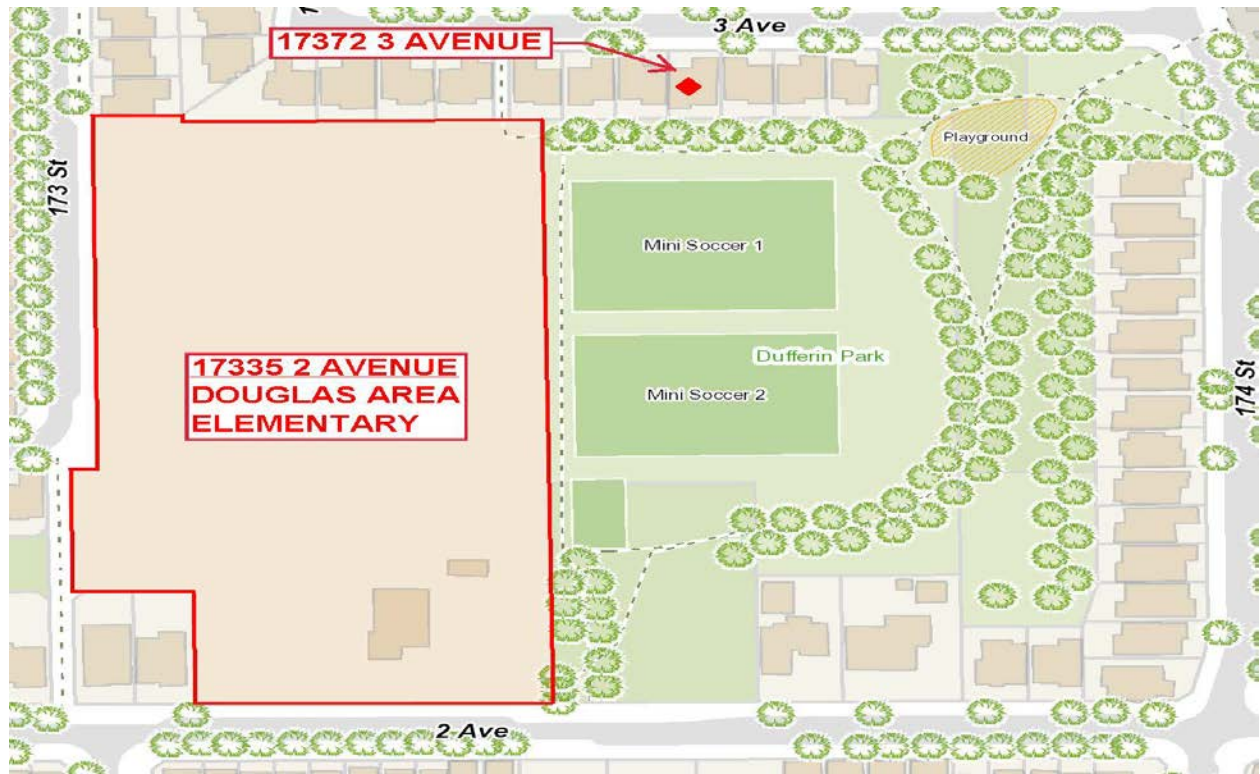
17372 3 Avenue

Scale: 1:16,000

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School District 36 - Douglas Area Elementary (Site 180)



Project Status: Design

Address: 17335 2nd Ave., Surrey, B.C.

Project Scope: This project includes the construction of a new two-storey elementary school will be built beside Dufferin Park, and will accommodate 605 students (80K/525 Elem). It will have a Neighbourhood Learning Centre (NLC) with two childcare rooms, as well as project, media and technology spaces and outdoor washrooms. This school will help relieve enrolment pressure at nearby Hall's Prairie Elementary, Pacific Heights Elementary and South Meridian Elementary.

Estimated Project Value: \$24.3M

Estimated Project Milestones:

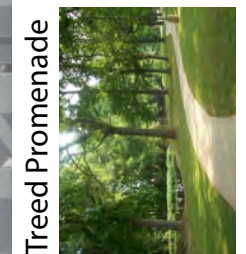
- Tender and Award: Spring 2019
- Construction Initiation: Spring 2019
- Occupancy: January 2021

7 ACRE DUFFERIN PARK

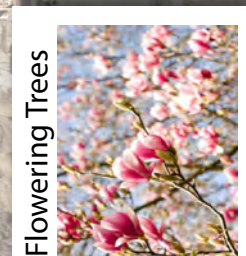


17372 3 AVENUE

Entry Beacon
A vertical design and place-making element marking the entry to the park from the north.



Treed Promenade

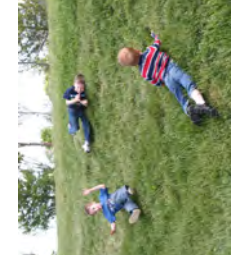


Flowering Trees

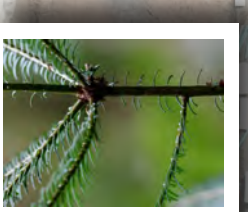


Obelisk Markers
A play on the border theme introducing an axis line of obelisks to mark the symbolic border through the park (based on the actual markers along the Canada/US border).

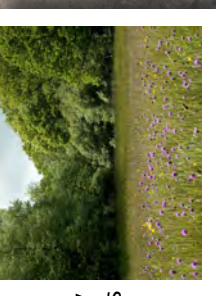
The Plaza's symbolic layers
Concrete bands mimic road grid along border while creating 13 areas of paving (for Canada's 10 provinces & 3 territories) while the plaza is paved in 50 rows of bricks (for the 50 American states). Four planting areas included would celebrate the four growing seasons of our shared temperate climate on the West Coast.



Tumbling Hills
What kid doesn't like tumbling down a grassy hill? The playground will be protected from soccer balls by two such hills.



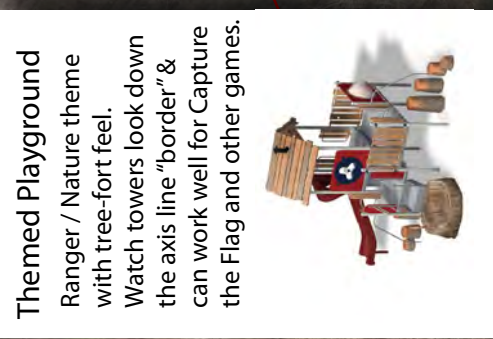
Replanted Forest
Due to wind-firm issues the existing forest needs to be removed. A new forest will be replanted toward the park's edge to provide valuable habitat.



Managed Meadows
An open or sparsely treed lawn mowed only twice per year. Provides habitat for owls, deer, & other small animals.



Parking Lot bioswale



Themed Playground
Ranger / Nature theme with tree-fort feel. Watch towers look down the axis line "border" & can work well for Capture the Flag and other games.

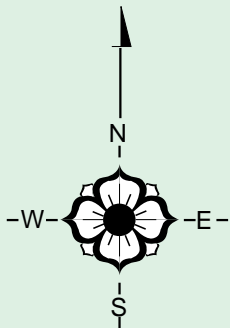


Flag Pole
Anchoring the south end of the axis across the park.



Peace Arch

PROVINCIAL PARK



Exit to Beach Avenue

Beach Avenue



South Bound

North Bound

LEGEND

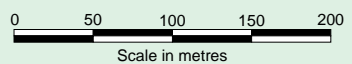
- Parking
- Information Shelter
- Restrooms
- Picnic Shelter / Kitchen
- Picnic Tables

CANADA CUSTOMS AND IMMIGRATION BUILDINGS

Park Headquarters

PEACE ARCH PROVINCIAL PARK

Dedication Table Shelter



CANADA
U.S.A.

'0' Avenue BRITISH COLUMBIA

Park Boundary WASHINGTON

PEACE ARCH STATE PARK

Washington State Park Headquarters

Semiahmoo

Bay

Burlington Northern Railroad



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

2018-2019 School Catchment Boundaries

