

2870 128th Avenue Crescent Pointe Estate \$5,580,000

- 230 FEET OF WATER FRONTAGE, Entire Property 79,506 sqft
- Main Home 6,021 sqft
- Sprawling Rancher 4 Bedrooms, Billiards/Wet Bar Down and Private Office Up with Balcony, Attached Garage 350 sqft
- Concrete Pool and Spa, Level Fenced Grassed Yard
- Tournament Tennis Court has Night Lighting with Guest House 619 sqft, Attached Dbl Garage 451 sqft
- Coach House with Legal Suite Up 1,155 sqft, Garage Below 930 sqft
- Security Gated Entry Landscaped Property
- Note: There are 2 PID'S for this Property #011-296-305 & #003-891-585
- Car Collector? Total 1,700 sqft of Garages
- Spacious Garage Parking for Six Plus Vehicles
- Eastern Property Line Borders a City Park w/ Waterfront Access
- Moorage? Walking Distance to Crescent Beach Marina with Boat houses for Rent or Sale

Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
 it's important to Me

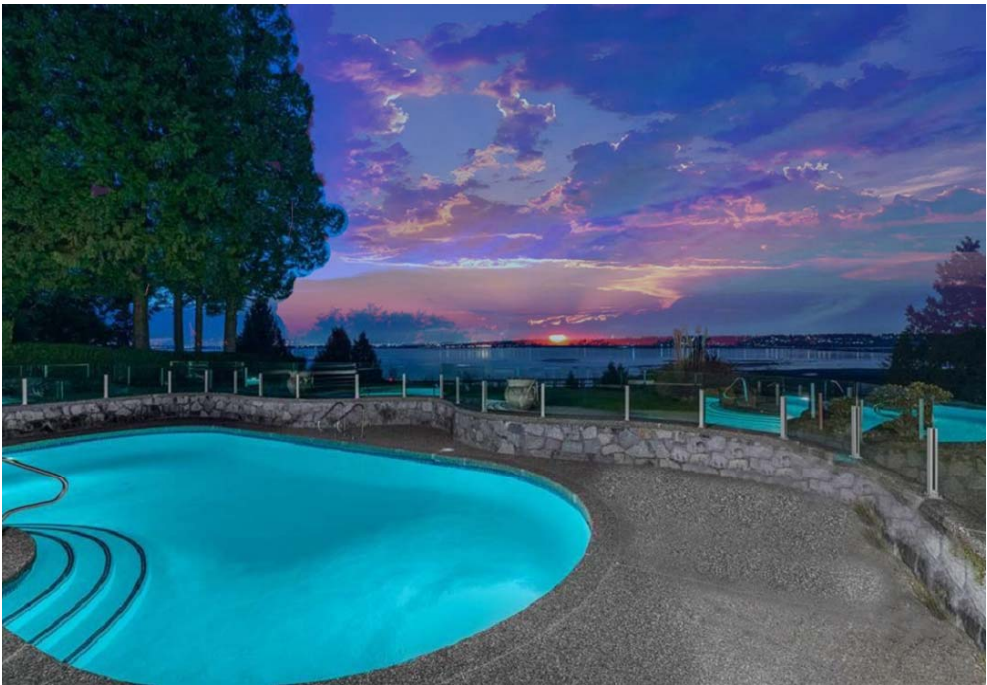
Business: 604-531-1909 (24 hrs)
 Cell: 604-830-7458
 bcline@shaw.ca
 www.whiterocklifestyles.com



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
R2352383

Board: F
House with Acreage

2870 128 STREET

South Surrey White Rock

Elgin Chantrell

V4A 3W8

Residential Detached

\$5,580,000 (LP)

(SP)



Sold Date: Frontage (feet): **395.00** Original Price: **\$5,580,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1983**
Depth / Size: **229x98** Bathrooms: **6** Age: **36**
Lot Area (sq.ft.): **79,506.00** Full Baths: **5** Zoning: **RA**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$21,188.95**
Rear Yard Exp: **Northwest** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-296-305**
Tour:

View: **Yes: Ocean Westerly w/ Sunsets**

Complex / Subdiv: **Crescent Pointe Estate**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer,**
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2016**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **8** Parking Access: **Side**
Parking: **DetachedGrge/Carport, Garage; Double, Garage; Triple**

Dist. to Public Transit: **1** Dist. to School Bus: **2**
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 5, BLOCK 1, PLAN NWP7834, PART NW1/4, SECTION 20, TOWNSHIP 1, LD 36. OTHER PID #003-891-585.**

Amenities: **Guest Suite, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Tennis Court(s), Workshop Detached**

Site Influences: **Gated Complex, Greenbelt, Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'3 x 10'1	Main	Study	12'8 x 8'2			x
Main	Living Room	20'8 x 18'6	Main	Bedroom	11'10 x 29'4			x
Main	Dining Room	13'11 x 12'7	Main	Bedroom	13'8 x 18'1			x
Main	Kitchen	19'5 x 16'2	Main	Walk-In Closet	6' x 3'8			x
Main	Pantry	6'6 x 5'5	Main	Laundry	21'3 x 5'6			x
Main	Eating Area	9'6 x 11'1	Main	Gym	29'1 x 12'3			x
Main	Family Room	17'5 x 15'5	Above	Office	15'4 x 13'1			x
Main	Master Bedroom	15'3 x 21'8	Above	Storage	9'9 x 6'11			x
Main	Walk-In Closet	19'6 x 7'2	Bsmt	Games Room	43'2 x 13'6			x
Main	Bedroom	16'1 x 11'6	Bsmt	Wine Room	18'10 x 3'5			x
Finished Floor (Main):	4,799	# of Rooms: 20	Bath			Floor	# of Pieces	Ensuite?
Finished Floor (Above):	362	# of Kitchens: 1	1	Main	2			No
Finished Floor (Below):	860	# of Levels: 3	2	Main	6			Yes
Finished Floor (Basement):	0	Suite: Legal Suite	3	Main	4			Yes
Finished Floor (Total):	6,021 sq. ft.	Crawl/Bsmt. Height: 4'	4	Main	3			Yes
		Beds in Basement: 0 Beds not in Basement: 4	5	Main	3			Yes
		Basement: Crawl, Fully Finished, Part	6	Main	3			No
Unfinished Floor:	0		7					
Grand Total:	6,021 sq. ft.		8					

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **25'11x23'1**
Grg Dr Ht: **7'**

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

Executive 1.8 Acre WATERFRONT Jewel Estate with 230 feet of Waterfront. Complete 2 page floor plan available w/ property layout includes the 6,021 sqft main residence: 4 generous bedrooms ensuited, office, billiards rm, wine rm, gym, formal dining rm/living rm, family rm-entertain the family year-round. Ocean front 42'/21' Gunite Pool w/ wrap sundecks & patios. Landscaped & fenced. Bring your racket, tournament tennis court. Guest house 1 bed/1bath @ 619 sqft w/ 447 sqft dbl garage. Security gated entry sits the majestic 1,155 sqft ocean view coach house w/ 930 sqft triple garage. Car Collectors: Spacious garage parking for 6 cars. Walk/Drive to Crescent Beach Marina w/ yacht moorage The home & property is value priced at assessment. THE 2 SEPARATE PID'S MAKE TOTAL PROPERTY.



HUGH & McKINNON
REALTY LTD. SINCE 1980

BEEBE CLINE

BUS: 604-531-1909

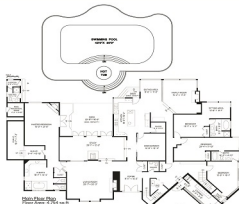
CEL: 604-830-7458

www.whiterocklifestyles.com

UPPER FLOOR	362 SQ. FT.
MAIN FLOOR	4799 SQ. FT.
LOWER FLOOR	860 SQ. FT.
FINISHED AREA	6021 SQ. FT.

COACH HOUSE	1155 SQ. FT.
GUEST HOUSE	619 SQ. FT.

MAIN GARAGE	508 SQ. FT.
COACH GARAGE	930 SQ. FT.
GUEST GARAGE	451 SQ. FT.
DECK	417 SQ. FT.
BALCONY	501 SQ. FT.
PATIO	111 SQ. FT.



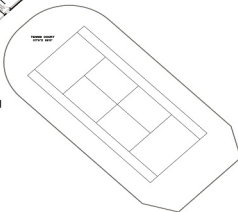
GUEST HOUSE



COACH HOUSE

2870 128 STREET
SOUTH SURREY, B.C.

SITE ILLUSTRATION PLAN



NOT TO
SCALE

DRAWN BY: CH
DATE: MARCH 2004
REVISION:

MEASURE MASTERS
SURVEYING & DESIGN
(804) 539-0385
surrey@measuremasters.ca



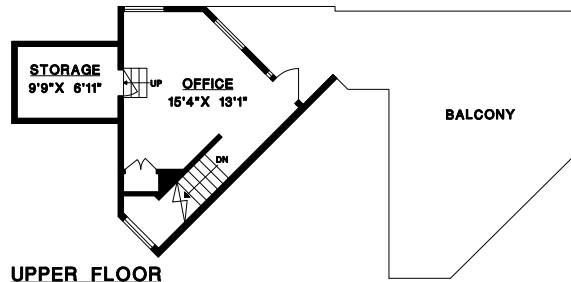


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UPPER FLOOR



Main Floor Plan
Floor Area: 4,754 sq.ft

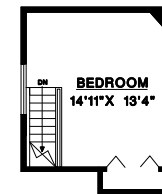
LOWER FLOOR

UPPER FLOOR	362	SQ. FT.
MAIN FLOOR	4799	SQ. FT.
LOWER FLOOR	860	SQ. FT.
FINISHED AREA	6021	SQ. FT.

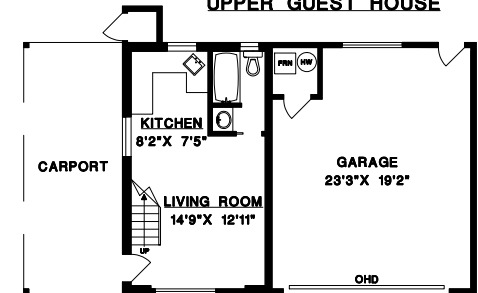
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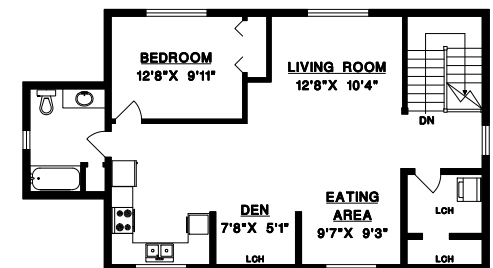
2870 128 STREET
SOUTH SURREY, B.C.



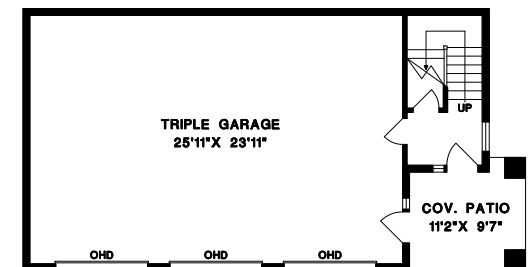
UPPER GUEST HOUSE



GUEST HOUSE



UPPER COACH HOUSE



COACH HOUSE

FEATURES

LOT AND LOCATION

- **WATER FRONTAGE: 229 FEET**
- WATERFRONT Lot Size (Both Properties): 79,506 sqft
- 394 Feet Bordered by Greenbelt to the North – City Parkland with River Access
- Four Zone Irrigation Systems
- Pacific Engineers in 2001 – Slope Stabilization
- Sewer 2004
- Parking in Garages for 6+ Vehicles (3 Garages)
- Security Gated Property

INTERIOR

FOYER

- Measurements – 15'3 x 10'1
- Custom Double Entry Doors
- Crowns & Millwork
- Solid Pine Doors with Raised Panels – Strained & Hand Glazed with Emtek Hardware
- Slate Flooring with Granite Inlay
- Formal Powder Room with Pedestal Sink & Kohler Fixtures

FORMAL LIVING ROOM

- Measurements – 20'8 x 18'6
- Full Wall Stacked Stone Fireplace from Floor-to-Ceiling
- Substantial Maple Mantle
- Vermont Half Moon Natural Gas Fireplace with Large Hearth
- Crowns & Millwork
- Vaulted Ceiling
- Brazilian Cherry Jatoba Flooring Hand Finished in Place
- Etched Glass Window
- Solid Pine Doors with Raised Panels – Stained & Hand Glazed with Emtek Hardware
- Built-in Speakers with Separate Volume Controls in Every room – Main Brain in Family Room

2870 128 STREET, CRESCENT POINTE ESTATES, SOUTH SURREY

FORMAL DINING ROOM

- Measurements – 13'11 x 12'7
- Alabaster Chandelier
- Brazilian Cherry Jatoba Flooring Hand Finished in Place
- Bevelled Solid Wood French Doors

KITCHEN

- Measurements – 19'5 x 16'2
- Custom Maple Cabinetry by Boundary Bay Mill Work
- Double Ovens 48 Inch Six Burner Plus Grill by Thermadore
- Commercial Grade Venting Hood by Thermadore with Warming Lights & Shelf
- Warming Drawer
- Grohe Taps
- Granite Countertops & Island with Seating
- Prep Sinks
- Subzero Fridge/Freezer
- Walk-in Pantry
- Deck & Pool Access Kitchen

GYM

- Measurements – 30'0 x 12'2
- Vaulted Ceiling
- Skylight
- Triple French Doors Leading to Patio & Pool Deck
- Three-Sided Fireplace by Majestic Vermont Castings
- Emtek Hardware in Forged Bronze

MASTER BEDROOM

- Measurements – 15'3 x 14'5
- Massive Walk-in Closet – 19'7 x 7'3
- Gas Fireplace with Large Mantle & Forged Steel Front
- Cultured Limestone Feature Fireplace Wall – Natural Gas
- Crowns & Millwork
- Quality Lighting Fixtures
- French Doors Lead to Patio/Pool
- Views Eastern Sunrise from the Bed
- Views Pool, Ocean & North Shore Mountains

2870 128 STREET, CRESCENT POINTE ESTATES, SOUTH SURREY

MASTER BEDROOM ENSUITE

- Measurements – 15'5 x 12'9
- Alder Custom Cabinetry
- Limestone Honed Polished Flooring & Nu-Heat in Floor Heating
- Granite Countertops & Kohler Fixtures
- Walk-in Shower with Frameless Glass Enclosure & Body Sprayers
- Jetted Tub
- Two Privacy Toilets

OFFICE (UPSTAIRS)

- Measurements – 15'4 x 13'1 (Storage Area 9'9 x 6'11)
- Built-in Solid Oak Custom Cabinetry with Separate Storage Area
- ¼ Sawn Oak Cabinetry with Ripple Effect in Grain
- Raw Materials Used Extensively Throughout Home
- Tiffany Reproduction Light Fixture
- Large View Balcony of Ocean, North Shore Mountains & Sunsets

BILLIARDS/MEDIA ROOM (DOWNSTAIRS)

- Measurements – 24'8 x 13'6
- Wet Bar & Wine Fridge Plus Wine Room (18'10 x 3'5)
- Oak Cabinetry & Marble Countertops
- Rough-in for Secondary Laundry

MECHANICAL ROOM

- Ten Zone Olsen High Efficiency Boiler
- Radiant Baseboard Heating - Boiler
- Fresh Air Exchange HVAC
- 200 Amps

EXTERIOR

POOL

- Concrete Swimming Pool Constructed in 1988 by American Pools
- Salt Water – Ozonator for Salt Water
- Aqualogic Digital Furnace
- Sunk-in Feature Protects Pool from Environmental Elements (Wind)
- Filtration & Light Commands Controllable Inside & Out
- Cabana off Pool Area (Changing Room, Shower, Bath, Toilet & Sink)

2870 128 STREET, CRESCENT POINTE ESTATES, SOUTH SURREY

TOURNAMENT TENNIS COURT – 55 FEET X 115 FEET

- Surrounded by Maturely Manicured Hedging & Chain Link Fence
- Lighting for Night Time Playing
- Championship Surface
- Viewing Gallery

GARAGES

- Main House – Attached Double Garage 21'2 x 16'4
- Coach House – Triple Garage 35'11 x 23'11
- Guest House – Double Garage 23'3 x 19'2

OCEAN VIEW COACH HOUSE – 2,085 SQFT

- 930 sqft Triple Garage (Lower Level)
- 1,155 sqft 1 Bedroom/1 Bath with Laundry (Upper Level)

GUEST HOUSE – 1,070 sqft

- 451 sqft Double Garage & Single Covered Parking
- 619 sqft 2 Level 1 Bedroom/1 Bath (Bedroom on Upper Level)

Detailed Tax Report

Property Information

Prop Address	12833 CRESCENT RD	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	OCEAN PARK/W. SUNNYSIDE
Area	SOUTH SURREY WHITE ROCK	SubAreaCode	F51
PropertyID	003-891-585	BoardCode	F
PostalCode	V4P 1J6		

Property Tax Information

TaxRoll Number	5203715014	Gross Taxes	\$15,902.16
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

003-891-585

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP66618	94			36	20	1		

Legal FullDescription

LOT 94, PLAN NWP66618, PART NW1/4, SECTION 20, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	67614 SQUARE FEET	Land Use	1312000
Actual Use	RESIDENTIAL DWELLING WITH SUITE		4258000
Year Built	1983		\$5,570,000
BCA Description	2 STY SFD - AFTER 1930 - BETTER	Zoning	ONE ACRE RESIDENTIAL ZONE
WaterConn			TOTAL ASSESSMENT
BCADData Update	01/11/2019		

Supplementary Property Info

BedRooms	3	Foundation	PARTIAL BASEMENT
Full Bath	2	Half Bath2	1
Half Bath3	3	Stories	2
Pool Flg	X	Carport	0
Garage S	0	Garage M	2

Actual Totals

Land	Improvement	Actual Total
\$3,556,000.00	\$702,000.00	\$4,258,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$3,556,000.00	\$702,000.00	\$0.00	\$0.00	\$4,258,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$3,556,000.00	\$702,000.00	\$0.00	\$0.00	\$4,258,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/25/2004	\$1,400,000.00	BW536140	IMPRV SINGLE PROPERTY CASH TRANSACT
11/25/1994	\$1,300,000.00	BH420208	IMPROVED SINGLE PROPERTY TRANSACTION
1/15/1991	\$390,000.00	AE5948	REJECT NOT SUITED SALE ANALYSIS
1/15/1991	\$780,000.00	AE5947	IMPROVED SINGLE PROPERTY TRANSACTION

Detailed Tax Report

Property Information

Prop Address	2870 128 ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	OCEAN PARK/W. SUNNYSIDE
Area	SOUTH SURREY WHITE ROCK	SubAreaCode	F51
PropertyID	011-296-305	BoardCode	F
PostalCode	V4A 3W8		

Property Tax Information

TaxRoll Number	5203040060	Gross Taxes	\$5,286.79
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

011-296-305

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP7834	5	1		36	20	1		

Legal FullDescription

LOT 5, BLOCK 1, PLAN NWP7834, PART NW1/4, SECTION 20, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	1312000
Lot Size	11892 SQUARE FEET	Land Use	4258000
Actual Use	SINGLE FAMILY DWELLING		5570000
Year Built	2008	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
BCA Description	1 STY SFD - NEW STANDARD		
WaterConn			
BCADData Update	01/11/2019		

Supplementary Property Info

BedRooms	1	Foundation	BASEMENT
Full Bath	1	Half Bath2	
Half Bath3		Stories	1 \$5,570,000
Pool Flg		Carport	0
Garage S	0	Garage M	1 TOTAL ASSESSMENT

Actual Totals

Land	Improvement	Actual Total
\$1,129,000.00	\$183,000.00	\$1,312,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,129,000.00	\$183,000.00	\$0.00	\$0.00	\$1,312,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,129,000.00	\$183,000.00	\$0.00	\$0.00	\$1,312,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/28/2007	\$620,000.00	CA584156	VACANT SINGLE PROPERTY CASH TRANSAC
3/1/1999	\$0.00	BN48777	REJECT NOT SUITED SALE ANALYSIS
3/17/1998	\$114,500.00	BM80434	IMPRV SINGLE PROPERTY CASH TRANSACT

11892 sqft
 67614
 78,706 sqft



The DISTRICT
of SURREY

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

Telephone 591-4220

PERMITS AND LICENSE DEPARTMENT

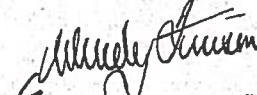
D. MAGNUSSON, P. Eng., Chief Inspector

March 8, 1984

RE: Final Occupancy Certificate
12833 - Crescent Road
Permit #33006
Lot 94, NW ¼, Sec. 20, Tp. 1,
Pl. 66618

An inspection was conducted by this Department on December 4, 1983, 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

VB/wgf

PLEASE PRINT CLEARLY — APPLICATION/PERMIT

22 12833
CRESCENT RD
FOR OFFICE USE ONLY (80403)



BUILDING PERMIT NO. 58386
BUILDING VALUE 39,000

APPROVED BY [Signature]
APPROVED DATE FEB 21/89

1) TO BE FILLED IN BY APPLICANT
INTENDED USE(S) OF CONSTRUCTION ADDITION TO SINGLE FAMILY DWELLING
OTHER EXISTING BUILDINGS ON SAME LOT YES/NO _____ NUMBER _____ NG USED FOR HOUSE & GARAGE
REGISTERED OWNER/STANDARD _____ HOME PHONE _____
ADDRESS _____ BUSINESS PHONE: _____
BUILDER _____ BUS. LIC. NO. _____ HOME PHONE: _____
ADDRESS _____ POSTAL CODE _____ BUSINESS PHONE: _____
DESIGN _____ ADDRESS _____
HAS/IS BUILDING BEEN/BEING STRATA TITLED? YES/NO — PERSON TO WHOM PERMIT IS TO BE ISSUE!
I HAVE CHECKED THE TITLE OF THIS PROPERTY AND VERIFY THAT THERE ARE NO ENCUMBRANCES C.
PROPERTY THAT WOULD PREVENT A BUILDING PERMIT BEING ISSUED.
SIGNATURE OF APPLICANT _____ CAPACITY OF APPLICANT _____
APPLICANT IS REQUESTED TO READ THE REVERSE SIDE OF THIS DOCUMENT. APPLICATION DA _____

2) TO BE FILLED IN BY PLANNING DEPARTMENT.
PROJECT ADDRESS 12833 CRESCENT ROAD (80403) COMPLETED BY _____
MAP NO. _____
ZONE _____
RE-ZONE NO. _____
LEGAL DESCRIPTION LOT 94 NW 1/4 SEC 20 TP 1 PL 666 18 DVP/D.P. NO. _____
NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. L.U.C. NO. _____

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT
LEGAL ACCESS FROM _____
STREET YES NO _____
LANE YES NO _____
OTHER YES NO (EXPLAIN IN REMARKS) _____
ENG. PROJECT NO. _____
ARTERIAL ROAD YES NO _____
SANITARY SEWER YES (NO) _____
STORM SEWER YES NO _____
STORM CONN. YES NO _____
EASEMENTS/ROW YES (NO) _____
WATER YES NO _____
DETENTION YES NO _____
SERVICE AGMT. YES NO _____
COI _____
ENGINEERING REMARKS _____
4) PERMITS AND LICENSE OFFICE USE ONLY
NUMBER OF UNITS _____
BUILDING AREA 12.2 x 51 FLOOR AREAS _____
SITE AREA _____
SITING FROM _____
SITING SIDE _____
SITING REAR _____
REMARKS AND NOTATIONS:
Addition to Single Family Dwelling to enlarge bedrooms, add workshop, bathroom and bath room or unfinished basement.

FEES PAYABLE

ENGINEERING RATES		DEVELOPMENT COST CHARGES		PERMIT FEES	
WATER CONN.		D.C.C. - WATER		BUILDING	
WATER TURN-OFF		D.C.C. - DRAINAGE		SEWER	+
WATER RATES		D.C.C. - ARTERIAL ROADS		LEVY	+
SANITARY SEWER CONNECTION FEE		D.C.C. - ARTERIAL ROADS NON PUBLIC		RATES TOTAL	+
SANITARY SEWER RATES		D.C.C. - OPEN SPACE		D.C.C. TOTAL	+
GARBAGE RATES		D.C.C. - SANITARY SEWER		TOTAL	
LATE COMER CONN. CHARGE	SAN. WATER STORM ROADS	D.C.C. TOTAL		DAMAGE DEPOSIT	R# ✓
ENG. RATES TOTAL		1/3		COMMERCIAL DEPOSIT	R#
		2/3		AMOUNT OWING	= R#

OFFICE COPY

INSPECTION	INSPECTION DATE	INSPECTOR	APPROVED	COMMENTS
YARDS/FIELD CHECK				
FOUNDATION FOOTINGS				
FOUNDATION FORMS				
DRAIN TILE AND DAMP PROOFING				
STORM OUTFALL				
SUMP OUTFALL				
FRAMING				
INSULATION				
FIREPLACE				
HEATING/SPACE HEATERS				
FINAL				
NOT APPROVED				
PROVISIONAL				
LOT GRADING				
FINAL BUILDING				
REMARKS	<p>58386 July 15, 2011 SP</p>			

PLEASE PRINT CLEARLY — APPLICATION/PERMIT



APPLICATION DATE FEB 16/88 PERMIT NO. 52578 APPROVED BY [Signature]
 BLDG. VALUE 16,000 PERMIT FEE 117.50 RECEIPT NO. 1602936 DATE APPROVED FEB 25/88

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION Concrete Swimming Pool
 OTHER EXISTING BUILDINGS ON SAME LOT YES/NO NUMBER BEING USED FOR
 OWNER HOME PHONE
 ADDRESS PHONE
 BUILDER HOME PHONE
 ADDRESS
 DESIGNER HOME PHONE
 ADDR. BUSINESS PH.
 HAS/IS BUILDING BEEN/BE (COMPLETED BY) PERSON TO WHOM PERMIT IS TO BE ISSUED

2) TO BE FILLED IN BY PLANNING DEPARTMENT

PROJECT ADDRESS 12833 Crescent Road (80403) MAP NO.
 LEGAL DESCRIPTION Lot 94 NW 1/4 Sec 20 TR PL 66618 ZONE
 NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. D.P. NO.
 L.U.C. NO.

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM	OTHER REQUIREMENTS	RATES
STREET <u>YES</u> NO	SANITARY SEWER YES <u>NO</u>	WATER CONNECTION
LANE YES NO	STORM SEWER YES NO	WATER RATES (19-11)
OTHER YES NO	STORM CONN. YES NO	SEWER CONNECTION (88-139)
(EXPLAIN IN REMARKS)	EASEMENTS <u>NO</u> YES NO	SEWER RATES (88-)
	RETENTION YES NO	GARBAGE RATES (19-1) 30)
	DETENTION YES NO	
	SERVICE AGMT. YES NO	
COMPLETED BY <u> </u>	COMPLETED BY <u> </u>	COMPLETED BY <u> </u>

ENGINEERING REMARKS

LANDFILL DEPOSIT PAID

4) PERMITS AND LICENSE OFFICE U:

BUILDING	NUMBER OF UNITS	DEVELOPMENT COST CHARGE BREAKDOWN
SEWER/SEPTIC <u> </u>	BUILDING AREA <u> </u>	WATER <u> </u>
DEV. COST CHGS. <u> </u>	SITE AREA <u> </u>	SANITARY SEWER <u> </u>
PORT KILLS LEVY <u> </u>	IN <u> </u>	ART ROADS <u> </u>
LEVY OTHER <u> </u>	SITING FRONT <u> </u>	NON ART. ADS <u> </u>
ENGINEERING FEE <u> </u>	SITING SIDE <u> </u>	PUBLIC OPEN SPACE <u> </u>
TOTAL <u> </u>	SITING REAR <u> </u>	TOTAL <u> </u>

REMARKS — NOTATIONS

DRAINAGE CHECK ☐ Inground, concrete, sand filter
 SEPTIC APPROVAL ☐
 TEST HOLE ☐

SIGNATURE OF APPLICANT

CAPACITY OF APPLICANT

APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THE DOCUMENT

OFFICE COPY



PLEASE PRINT CLEARLY — APPLICATION/PERMIT

APPLICATION DATE 1983 08 30 PERMIT NO. 33021 APPROVED BY: RD
BLDG. VALUE 12,240. PERMIT FEE 98.00 RECEIPT NO. 075264 DATE APPROVED 1983 08 30

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION

PRIVATE GARAGE - NOT FOR COMMERCIAL USEOTHER EXISTING BUILDING LOT YES/NO NUMBER BEING USED FOR OWNER HOME PHONE: ADDRESS BUSINESS PHONE: BUILDER HOME PHONE: ADDRESS BUSINESS PHONE: DESIGNER HOME PHONE: ADDRESS BUSINESS PHONE: HAS/IS BUILDING BEEN/BEING STRATA TITLED? YES/NO — PERSON TO WHOM PERMIT IS TO BE ISSUED

2) TO BE FILLED IN BY PLANNING DEPARTMENT

PROJECT ADDRESS

12833 CRESCENT RD.MAP NO. ZON LEGAL DESCRIPTION D.P. NO.

NOTE: LEGAL DESCRIPTION

INFORMATION SUPPLIED BY APPLICANT.

L.U.C. NO.

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM

OTHER REQUIREMENTS

RATES:

STREET YES NO

SANITARY SEWER YES NO

WATER CONNECTION (9-5970)

LANE YES NO

STORM SEWER YES NO

WATER RATES (8-9631)

OTHER YES NO

STORM CONN. YES NO

SEWER CONNECTION (5-7328)

(EXPLAIN IN REMARKS)

EASEMENTS YES NO

SEWER RATES (8-4630)

RETENTION YES NO

GARBAGE RATES (6-1524)

DETENTION YES NO

SERVICE AGREEMENT YES NO

COMPLETED BY COMPLETED BY COMPLETED BY ENGINEERING REMARKS

4) PERMITS AND LICENSE OFFICE USE ONLY

FEES PAYABLE

NUMBER OF UNITS

DEVELOPMENT COST CHARGE BREAKDOWN

BUILDING BUILDING AREA WATER SEWER/SEPTIC SITE AREA RAINAGE DEV. COST CHGS. INTENDED PUBLIC OPEN SPACE PORT KILLS LEVY SITING FRONT NON ART ROADS LEVY OTHER SITING REAR TOTAL ENGINEERING FEE

REMARKS — NOTATIONS

DRAINAGE CHECK ☐SEPTIC APPROVAL ☐TEST HOLE ☐ONE STOREY ON SLAB
WITH HYDRAULIC HOISTSIGNATURE OF APPLICANT CAPACITY OF APPLICANT

APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THIS DOCUMENT

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CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia
Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT

2870-128

LEGAL

LT 5 INW SEC 20 T, PL 7838

BUILDING PERMIT No.

B08-11300

DATE

May 13/09

V. CB

BUILDING INSPECTOR
per N. MARACH
MANAGER, BUILDING DIVISION

12833 CRESCENT RD

PLAN SHOWING LOCATION
OF IMPROVEMENTS ON

LOT 94
OF THE N.W. 1/4
SEC. 20 T.P. 1
PLAN 55618
N.W. 1/4

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



Scale 1: 1000

(distances are in metres except
where otherwise noted)

128TH STREET



CERTIFIED CORRECT

[Signature]
dated this 24TH day of AUGUST, 1983.

DYCK & ASSOCIATES
B.C. LAND SURVEYORS
110-6245 136TH STREET
SURREY, B.C. V3W 5E3
594-7527

FILE: 81-291

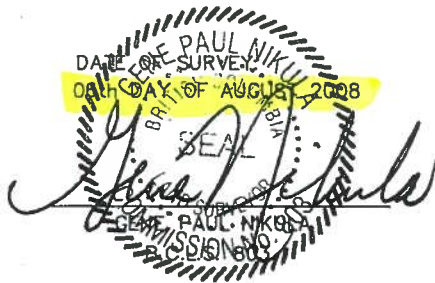
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF CONSTRUCTED FORMS ON LOT 5 SECTION 20
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 7834

Current Civic Address:
2870 - 128th Street
Surrey, B.C.

SCALE 1:250

Notes:

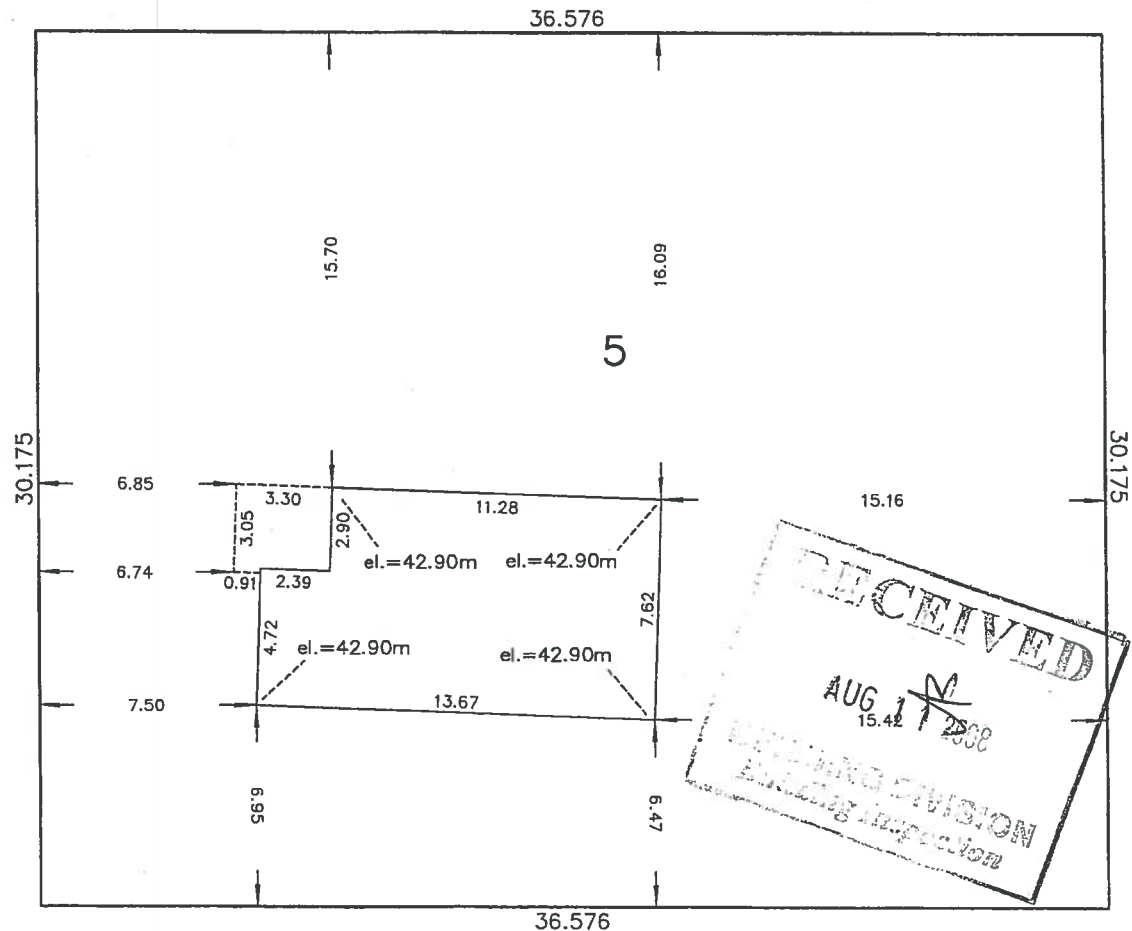
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on City of Surrey Geodetic datum.



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

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DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C.
V3W 3B2
(ph) 501-6188
(fx) 501-6189
FILE: 0709155-F01.DWG

128 STREET



Current Civic Address:
2870 – 128th Street
Surrey, B.C.

STORM CONNECTION NOT VISIBLE
AT TIME OF SURVEY, OWNER TO
EXPOSE FOR INVERT ELEVATION.

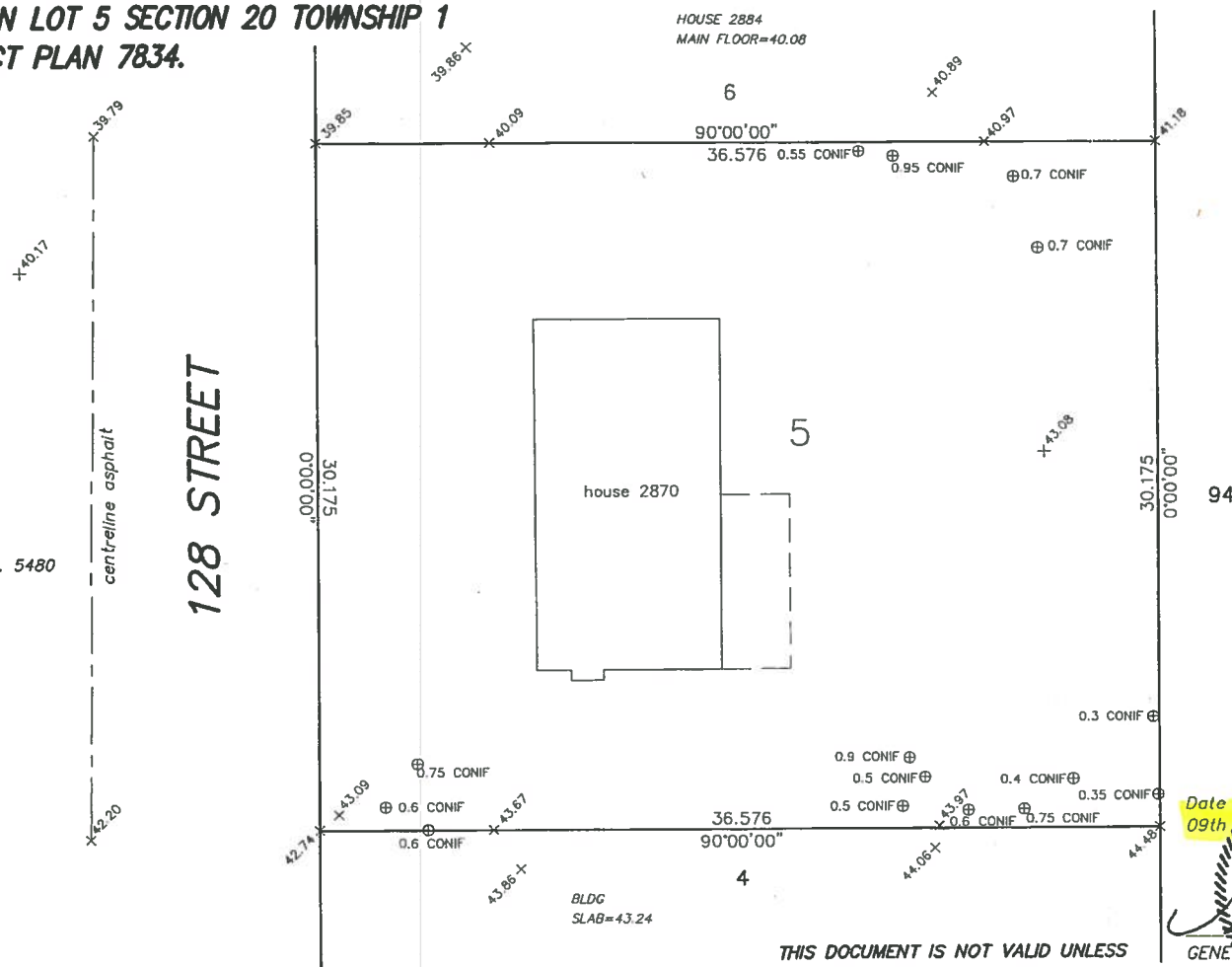
-property dimensions are derived from Land Title Office records and are subject to change upon field survey

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey Geodetic datum, Monument No. 5480
Elevation = 47.735m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.

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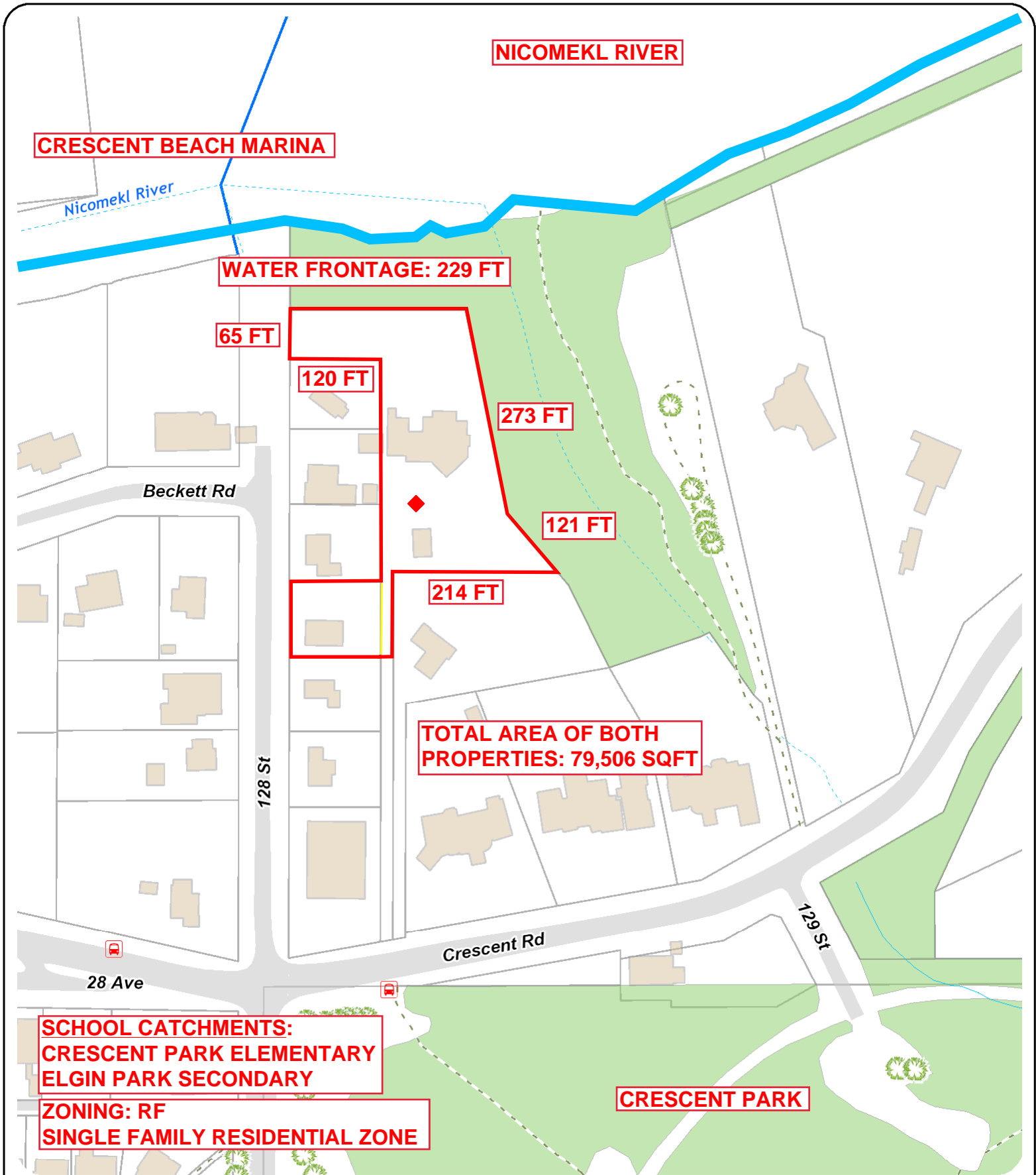
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(fx) 501-6189
FILE: 0709155-T01.DWG



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey 09th day of October, 2007

GENE PAGE, NIKULA, P.L.S. 803



2870 128 Street

Scale: 1:2,000

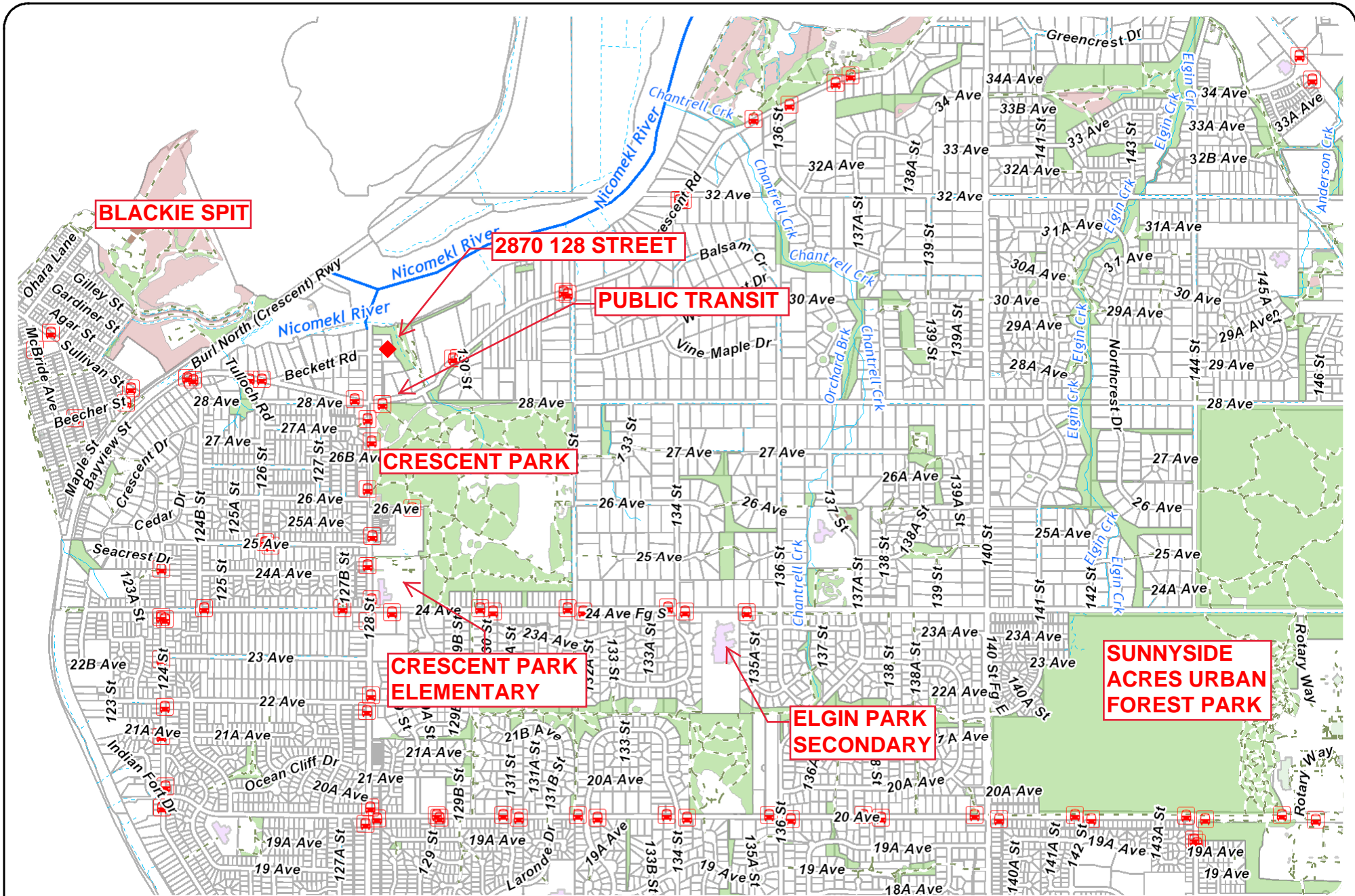




2870 128 Street

Scale: 1:2,000





2870 128 Street

Scale: 1:20,000



CRESCENT BEACH MARINA offers a full service department to meet various boating needs for all boat makes and models from runabouts to large cruisers. We can perform service from an oil change to the re-powering of your boat. With over 30 years experience in marine service, our staff will make sure your boat is in shipshape.

CRESCENT BEACH MARINA CO. (1967) LTD.

POWER BOATS			SAILBOATS			POWER/SAIL	TRAWLER		
O/A LENGTH	HAUL/SIT	HAUL/BLOCK	O/A LENGTH	HAUL/SIT	HAUL/BLOCK	PAINT	O/A LENGTH	HAUL/SIT	HAUL/BLOCK
22	\$ 120.00	\$ 250.00	22	\$ 170.00	\$ 340.00	\$ 730.00	22	\$ 180.00	\$350.00
24	\$ 130.00	\$ 260.00	24	\$ 180.00	\$ 350.00	\$ 750.00	24	\$ 190.00	\$360.00
26	\$ 140.00	\$ 270.00	26	\$ 190.00	\$ 360.00	\$ 780.00	26	\$ 200.00	\$370.00
28	\$ 150.00	\$ 280.00	28	\$ 200.00	\$ 370.00	\$ 800.00	28	\$ 210.00	\$380.00
30	\$ 160.00	\$ 290.00	30	\$ 210.00	\$ 380.00	\$ 820.00	30	\$ 220.00	\$390.00
32	\$ 170.00	\$ 300.00	N/A	N/A	N/A	\$ 840.00	32	\$ 280.00	\$400.00
34	\$ 240.00	\$ 470.00	N/A	N/A	N/A	\$ 880.00	34	\$ 300.00	\$570.00
36	\$ 260.00	\$ 490.00	N/A	N/A	N/A	\$ 915.00	36	\$ 320.00	\$590.00
38	\$ 270.00	\$ 510.00	N/A	N/A	N/A	\$1065.00	38	\$ 340.00	\$620.00
40	\$ 290.00	\$ 530.00	N/A	N/A	N/A	\$1100.00	40	\$ 360.00	\$640.00
42	\$ 310.00	\$ 550.00	N/A	N/A	N/A	\$1140.00	42	\$ 380.00	\$660.00
44	\$ 330.00	\$ 570.00	N/A	N/A	N/A	\$1180.00	44	\$ 400.00	\$680.00
46	\$ 350.00	\$ 590.00	N/A	N/A	N/A	\$1325.00	46	\$ 420.00	\$700.00
48	\$ 370.00	\$ 610.00	N/A	N/A	N/A	\$1360.00	48	\$ 440.00	\$720.00
50	\$ 390.00	\$ 630.00	N/A	N/A	N/A	\$1400.00	50	\$ 450.00	\$740.00
52	\$ 410.00	\$ 650.00	N/A	N/A	N/A	\$1435.00	52	N/A	N/A
54	\$ 430.00	\$ 670.00	N/A	N/A	N/A	\$1470.00	54	N/A	N/A
56	\$ 450.00	\$ 690.00	N/A	N/A	N/A	\$1500.00	56	N/A	N/A

All charges above include a pressure wash and brushing except Haul & Sit. \$100.00 will be charged for a "No Show" on the haul out schedule. Anti foul painting price is subject to hull and leg condition – any barnacle removal, sanding or filling will be an extra charge. Price includes Jotun anti-foul only – other brands will be extra

Shop labour rate is \$130.00 per hour – minimum 1/2 hour charge out
Please see Jennie for a quote on inside storage in our 150' shed

Tow	Sailboat Block	Haul & Sit	Pressure Wash	Blocking	Weight Limit	Leg Paint
\$ 35.00 each way	Not Available	2 hrs. free - \$50.00 per hour thereafter	\$85.00 per hour - yard workers charged out at \$85.00/hr	3 Days on Hard - \$0.70/foot per day thereafter \$1.00/ft will be charged for cleanup of our pressure wash pit	Maximum of 30 ton on our trailer	Single - \$250.00 Double - \$500.00 Pre Anti Fouled Only

*** 5% shop supplies will be charged on all labour with a minimum charge of \$5.00***

CRESCENT BEACH MARINA CO. (1967) LTD.					
Moorage Rates April 1, 2019 - March 31, 2020 Based on \$10.20 per foot per month					
FEET (20' MINIMUM CHARGE)	PER MONTH	AMOUNT	GST	YEARLY TOTAL	
20	\$ 203.91	\$ 2,446.92	\$ 122.35	\$ 2,569.27	1. All boathouses are charged out at \$8.14/sq. ft 2. Moorage is calculated based on the greater of the slip length or vessel length overall - minimum charge of 20' 3. The LOA is based on the bow to stern vessel length inclusive of bowsprit, bow pulpit, anchor bracket, swim platform and dinghy 4. All slips are subject to "Transient Moorage". Tenants will be reimbursed 50% for anything over 5 consecutive days for each time your slip is used
21	\$ 214.11	\$ 2,569.32	\$ 128.47	\$ 2,697.79	
22	\$ 224.30	\$ 2,691.61	\$ 134.58	\$ 2,826.19	
23	\$ 234.50	\$ 2,813.96	\$ 140.70	\$ 2,954.66	
24	\$ 244.69	\$ 2,936.30	\$ 146.82	\$ 3,083.12	
25	\$ 254.89	\$ 3,058.65	\$ 152.93	\$ 3,211.58	
26	\$ 265.08	\$ 3,181.00	\$ 159.05	\$ 3,340.05	
27	\$ 275.28	\$ 3,303.34	\$ 165.17	\$ 3,468.51	
28	\$ 285.47	\$ 3,425.69	\$ 171.28	\$ 3,596.97	
29	\$ 295.67	\$ 3,548.03	\$ 177.40	\$ 3,725.44	
30	\$ 305.87	\$ 3,670.38	\$ 183.52	\$ 3,853.90	
31	\$ 316.06	\$ 3,792.73	\$ 189.64	\$ 3,982.36	
32	\$ 326.26	\$ 3,915.07	\$ 195.75	\$ 4,110.83	
33	\$ 336.45	\$ 4,037.42	\$ 201.87	\$ 4,239.29	
34	\$ 346.65	\$ 4,159.76	\$ 207.99	\$ 4,367.75	
35	\$ 356.84	\$ 4,282.11	\$ 214.11	\$ 4,496.22	
36	\$ 367.04	\$ 4,404.46	\$ 220.22	\$ 4,624.68	
37	\$ 377.23	\$ 4,526.80	\$ 226.34	\$ 4,753.14	
38	\$ 387.43	\$ 4,649.15	\$ 232.46	\$ 4,881.61	
39	\$ 397.62	\$ 4,771.49	\$ 238.57	\$ 5,010.07	
40	\$ 407.82	\$ 4,893.84	\$ 244.69	\$ 5,138.53	
41	\$ 418.02	\$ 5,016.19	\$ 250.81	\$ 5,267.00	OVERNIGHT TRANSIENT MOORAGE IS \$1.25 PER FOOT
42	\$ 428.21	\$ 5,138.53	\$ 256.93	\$ 5,395.46	
43	\$ 438.41	\$ 5,260.88	\$ 263.04	\$ 5,523.92	
44	\$ 448.60	\$ 5,383.22	\$ 269.16	\$ 5,652.39	
45	\$ 458.80	\$ 5,505.57	\$ 275.28	\$ 5,780.85	
46	\$ 468.99	\$ 5,627.92	\$ 281.40	\$ 5,909.31	
47	\$ 479.19	\$ 5,750.26	\$ 287.51	\$ 6,037.78	
48	\$ 489.38	\$ 5,872.61	\$ 293.63	\$ 6,166.24	
49	\$ 499.58	\$ 5,994.95	\$ 299.75	\$ 6,294.70	
50	\$ 509.78	\$ 6,117.30	\$ 305.87	\$ 6,423.17	
Undercover Moorage	\$311.76	\$ 3,741.07	\$ 187.05	\$ 3,928.12	25' MAXIMUM LENGTH OVERALL

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

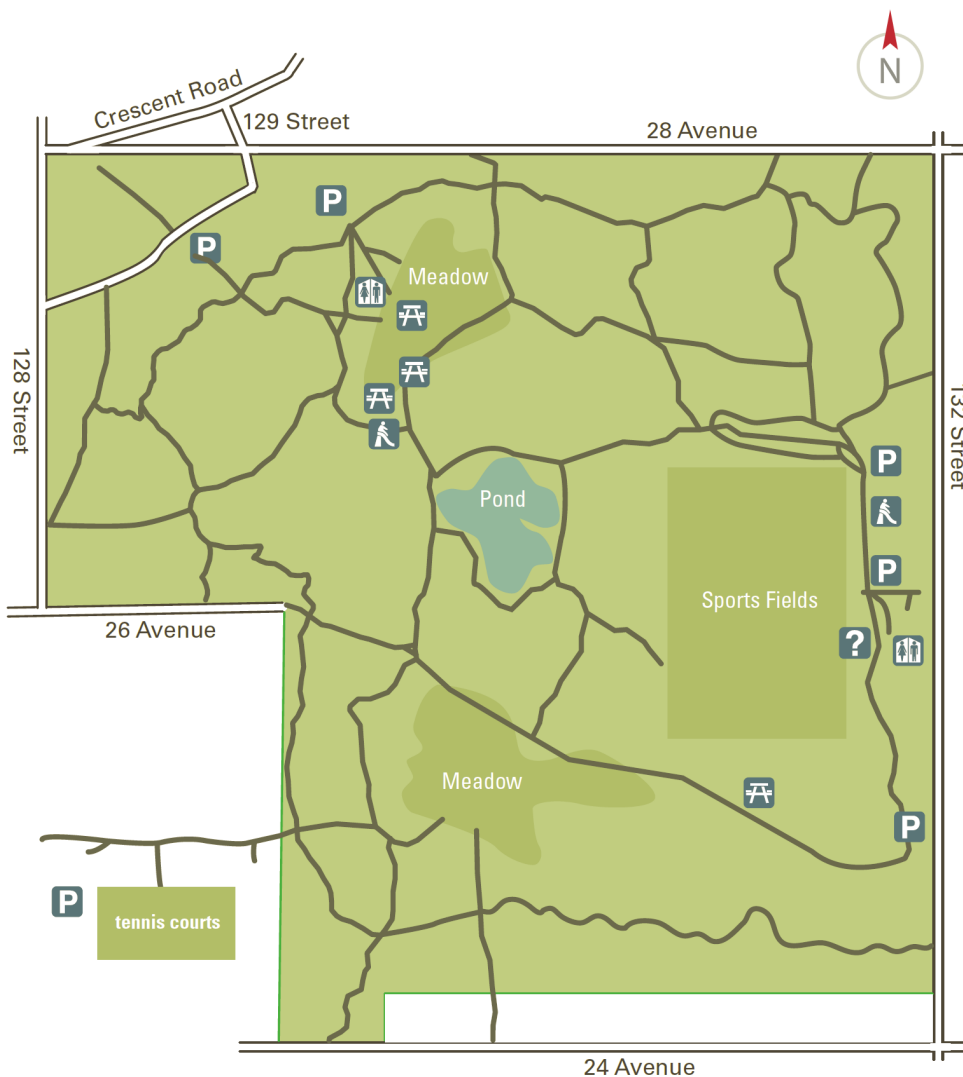
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks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

Nature Trails

OF SURREY



Crescent Park

2600 BLOCK 132 ST OR 129 ST OFF CRESCENT RD

Crescent Park used to be a logging camp and was part of a corridor to transport timber from nearby logging operations to the Nicomekl River. It wasn't until 1947 that this area became the park it is today.

Crescent Park offers a variety of walks through a beautiful forest that transitions from evergreen to deciduous trees (those that drop their leaves), through meadows and past a pond. It is home to an array of birds and other wildlife; if you are lucky you may come across one of its resident Barred Owls during your walk.

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.

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

2018-2019 School Catchment Boundaries

