

















Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R2382362**  
Board: F  
House/Single Family

**13050 20 AVENUE**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 1Y9

Residential Detached

**\$1,299,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>59.00</b>	Original Price: <b>\$1,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1991</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>3</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>7,080.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,263.03</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>017-089-701</b>
			Tour:

View: :

Complex / Subdiv: **Ocean Park**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **3**  
Fireplace Fuel: **Electric, Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2017**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 1 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN NWP88111**

Amenities: **Garden, Guest Suite, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Storage Shed, Stove,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'1 x 12'11	Main	Laundry	9'10 x 7'			x
Above	Kitchen	12'11 x 9'11	Main	Living Room	13'1 x 9'11			x
Above	Dining Room	9'1 x 6'8	Main	Kitchen	9'11 x 9'11			x
Above	Family Room	18'9 x 13'3	Main	Dining Room	13'1 x 8'1			x
Above	Master Bedroom	13'11 x 11'10	Main	Bedroom	11'4 x 10'9			x
Above	Bedroom	9'11 x 9'11			x			x
Above	Bedroom	13'4 x 10'8			x			x
Main	Foyer	9'4 x 6'8			x			x
Main	Office	10'7 x 8'4			x			x
Main	Bedroom	9'10 x 9'5			x			x

Finished Floor (Main): **1,259**  
Finished Floor (Above): **1,590**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,849 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Licensed Suite**  
Crawl/Bsmt. Height: **3'**  
Beds in Basement: **0**  
Basement: **Crawl**

Beds not in Basement: **5**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>3</b>	<b>No</b>
2	<b>Above</b>	<b>3</b>	<b>Yes</b>
3	<b>Main</b>	<b>3</b>	<b>No</b>
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **21'7 X 21'3**  
Grg Dr Ht: **7'**

Unfinished Floor: **0**  
Grand Total: **2,849 sq. ft.**

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

**This home has it all! Excellent move-in condition. 2019: Freshly painted interior. 2017: New roof, furnace & H/E hot water, granite surfaces in kitchen & all appliances. Hardwood floors. Many new H/E windows. All bathrooms fixtures updated 2017. Large bright walk-out 674 sqft. license suite with 246 sqft patio, use as a \$ revenue helper, elderly home care, in-laws or student. Large family? 5 bedrooms & an office. Fully fenced south facing backyard with sundeck 154 sqft. Oversized dbl garage 484 sqft. Schools: Elgin Secondary, Ray Shepherd & Laronde Fr\_imm. Easy walk to shopping in Ocean Park Village. Fir plan & video avail. Digital brochure has \$ revenue spreadsheet for the suite. Dogwood Park off leash dog park 2 blocks away. Close to parks, recreation, playing fields & Crescent Beach.**





**HUGH & McKINNON**  
REALTY LTD. EST. 1969

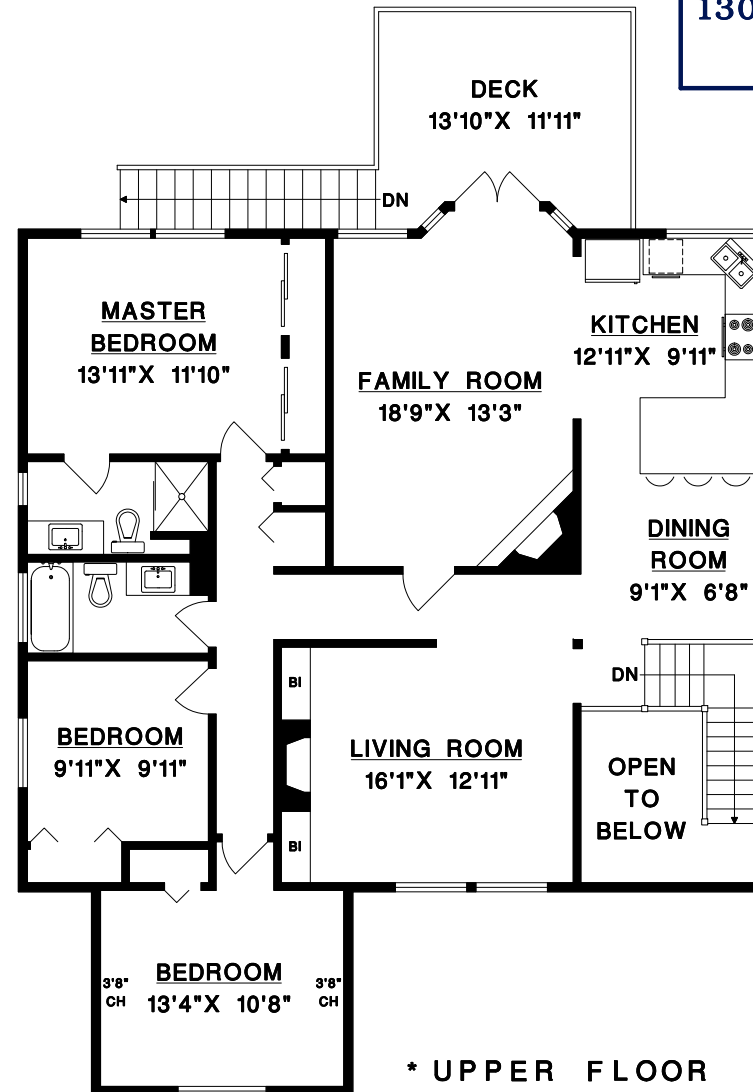
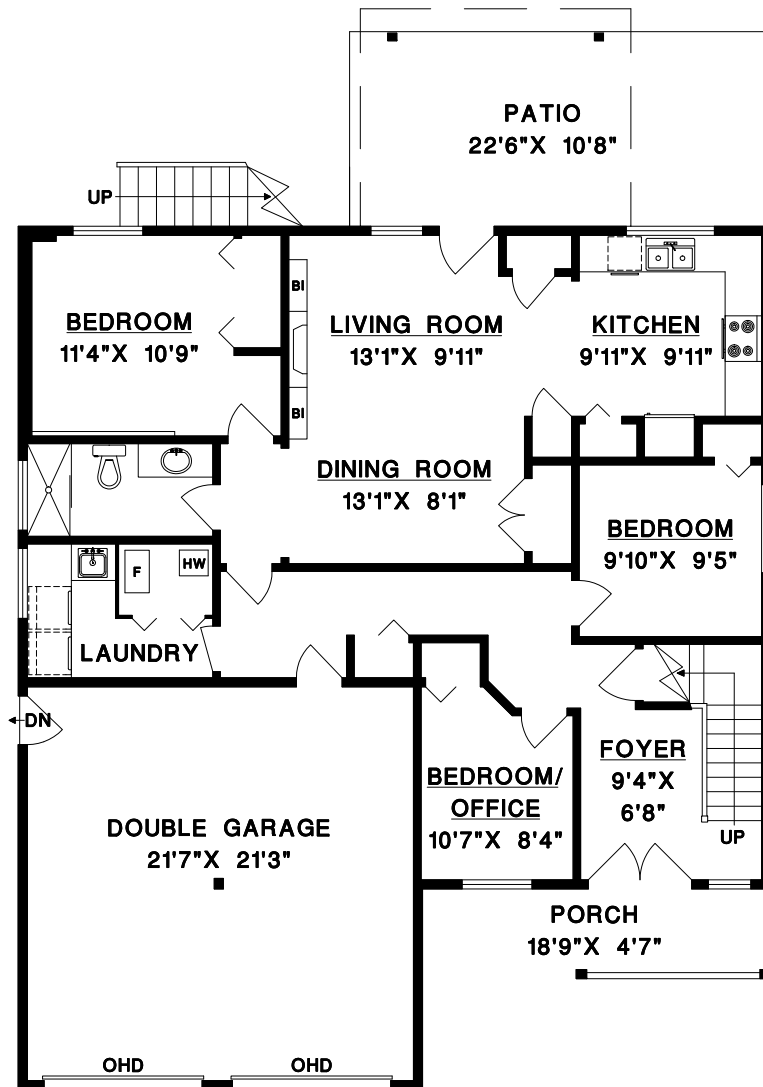
## BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

13050 20TH AVENUE,  
SURREY, B.C.



* UPPER FLOOR	1590	SQ. FT.
MAIN FLOOR	585	SQ. FT.
SUITE	674	SQ. FT.
<b>FINISHED AREA</b>	<b>2849</b>	<b>SQ. FT.</b>

GARAGE	484	SQ. FT.
DECK	154	SQ. FT.
PATIO	246	SQ. FT.
PORCH	86	SQ. FT.

\* Includes areas of limited ceiling height.

MAIN FLOOR



1' 6'  
SCALE

DRAWN BY: CN  
DATE: JUNE 2019  
REVISED:

**MEASURE MASTERS™**  
SURREY/WHITE ROCK  
(604) 539-0285  
[surrey@measuremasters.ca](mailto:surrey@measuremasters.ca)

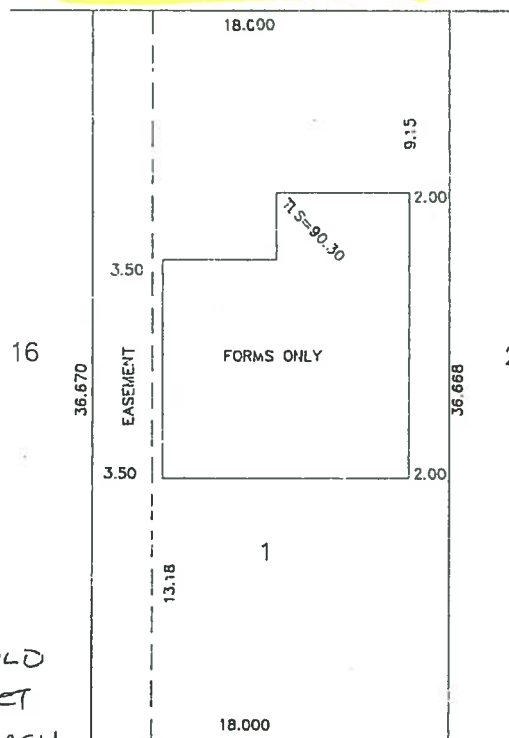
13050 20 AVENUE				
<b>PROPERTY COST</b>		<b>Amount</b>		
List Price		\$ 1,299,000.00		
<b>REVENUE</b>		<b>Monthly Rent</b>	<b>Monthly</b>	<b>Yearly</b>
Total Revenue from Suite (Month-to-Month)			\$1,400.00	\$16,800.00
<b>EXPENSES</b>	<b>Monthly/Yearly</b>	<b>Amount</b>	<b>Monthly</b>	<b>Yearly</b>
Property Taxes	y	\$5,263.03	\$438.59	\$5,263.03
Insurance	Y	\$1,500.00	\$125.00	\$1,500.00
Hydro	Y	\$1,920.00	\$160.00	\$1,920.00
Gas	Y	\$1,200.00	\$100.00	\$1,200.00
Water	Y	\$876.00	\$73.00	\$876.00
Building Maintenance		10%	\$140.00	\$1,680.00
Vacancy Allowance		2%	\$28.00	\$336.00
Total Expenses			\$ 1,064.59	\$ 12,775.03

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

PLAN SHOWING LOCATION OF FORMS ON LOT 1,  
SEC.17, TP.1, N.W.D., PLAN \_ \_ \_ \_ \_

13050 20th AVENUE

SCALE- 1: 250



ARNIE : COULD  
YOU INSPECT  
BEFORE LUNCH.  
THANKS -

BARRIE  
McDowell

OLSEN, ESSON &  
ROWBOTHAM  
BRITISH COLUMBIA  
LAND SURVEYORS  
1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6  
TELEPHONE : 531-4067

This plan to be used for Municipal  
and/or Mortgage purposes only and  
is not to be used to define boundaries

The plan above shows the correct  
dimensions of the above described  
property.

CERTIFIED CORRECT

*Adrian Olsen*

Dated this 9<sup>th</sup> day of APRIL, 1991

Your Ref. .

Our File - 10982FR

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DISTRICT OF SURREY  
PERMITS & LICENSE DEPT.

Telephone (604) 591-4011  
14245 - 56th Avenue, Surrey  
British Columbia, Canada V3W 1J2

## FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 13050-20

LEGAL LOT I SEC 17 TPI

PL 88111

BUILDING PERMIT No. 69501

DATE July 19/91 A. Salquist  
BUILDING INSPECTOR  
PER D. MAGNUSSON, P. ENG.  
CHIEF INSPECTOR

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20 Ave

**FRONTAGE: 59 FEET**

**TOTAL AREA:  
7,104 SQFT**

**DEPTH: 120 FEET**

**SCHOOL CATCHMENTS:  
RAY SHEPHERD ELEMENTARY  
ELGIN PARK SECONDARY**

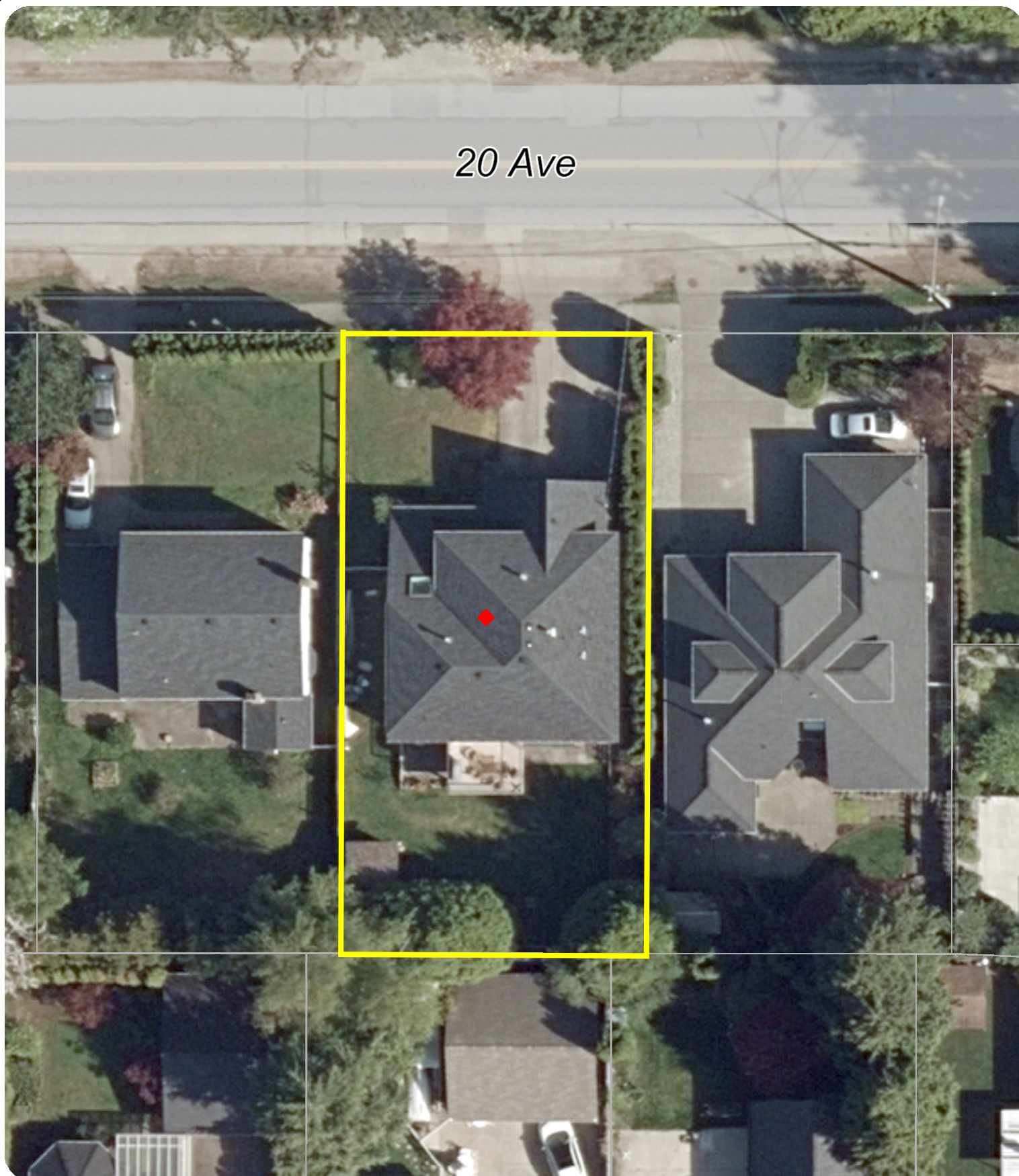
**ZONING: RF  
SINGLE FAMILY RESIDENTIAL ZONE**

13050 20 Avenue

Scale: 1:300



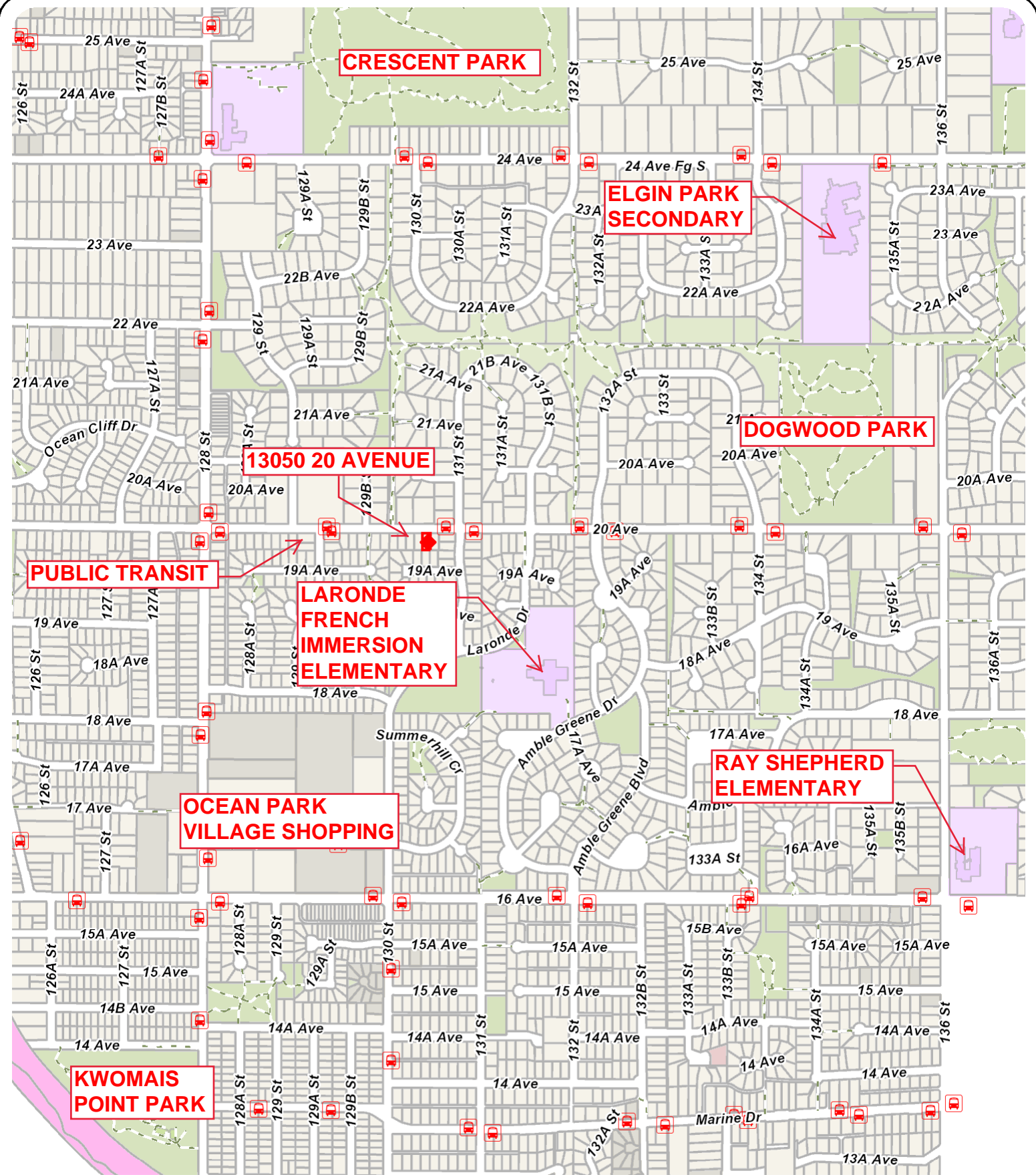




13050 20 Avenue

Scale: 1:300





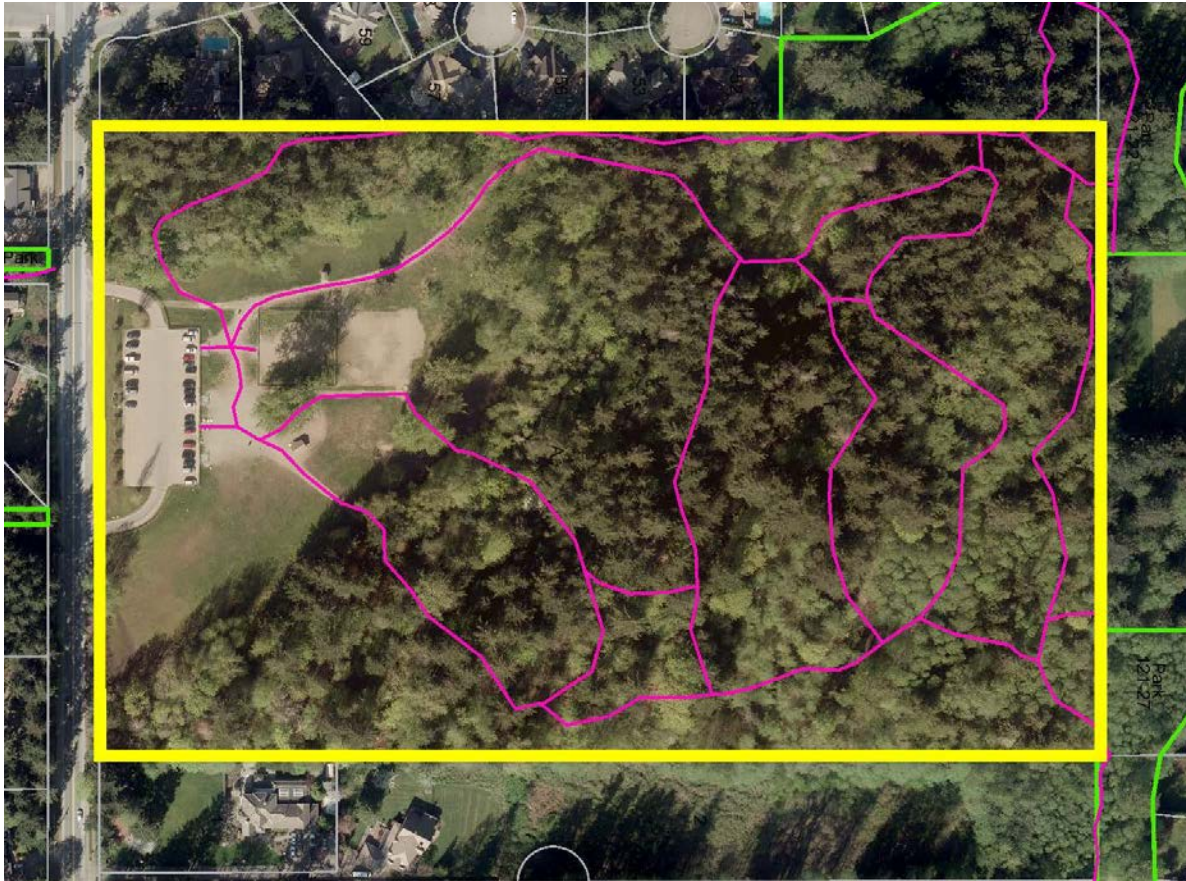
13050 20 Avenue

Scale: 1:11,000





## DOGWOOD PARK: 13485 20 AVENUE, SURREY



### About Dogwood Park:

Dogwood Park is located along 20 Avenue in South Surrey. The park is a part of a larger linear park system that includes Chantrell Park to the east and Bridlewood Park and Huntington Park to the west. The linear system is a natural extension of the Sunnyside Acres Urban Forest

Dogwood Park is mainly a natural area. Find walking trails through the forest, connecting to another larger trail system, that continues through Chantrell and Bridlewood Park. There is also a dog off-leash area in the southern portion of the park. The main access for Dogwood Park dog off-leash area is located off 20th Avenue near 134th Street. There is a large gravel parking area providing access to grass through a fence. The dog off-leash area also has paths in the forested area to the north. Note that this park offers the same area for dogs of different sizes.

Parks has completed pathway and fencing improvements to better delineate the dog off-leash area from adjacent parkland.



# **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.

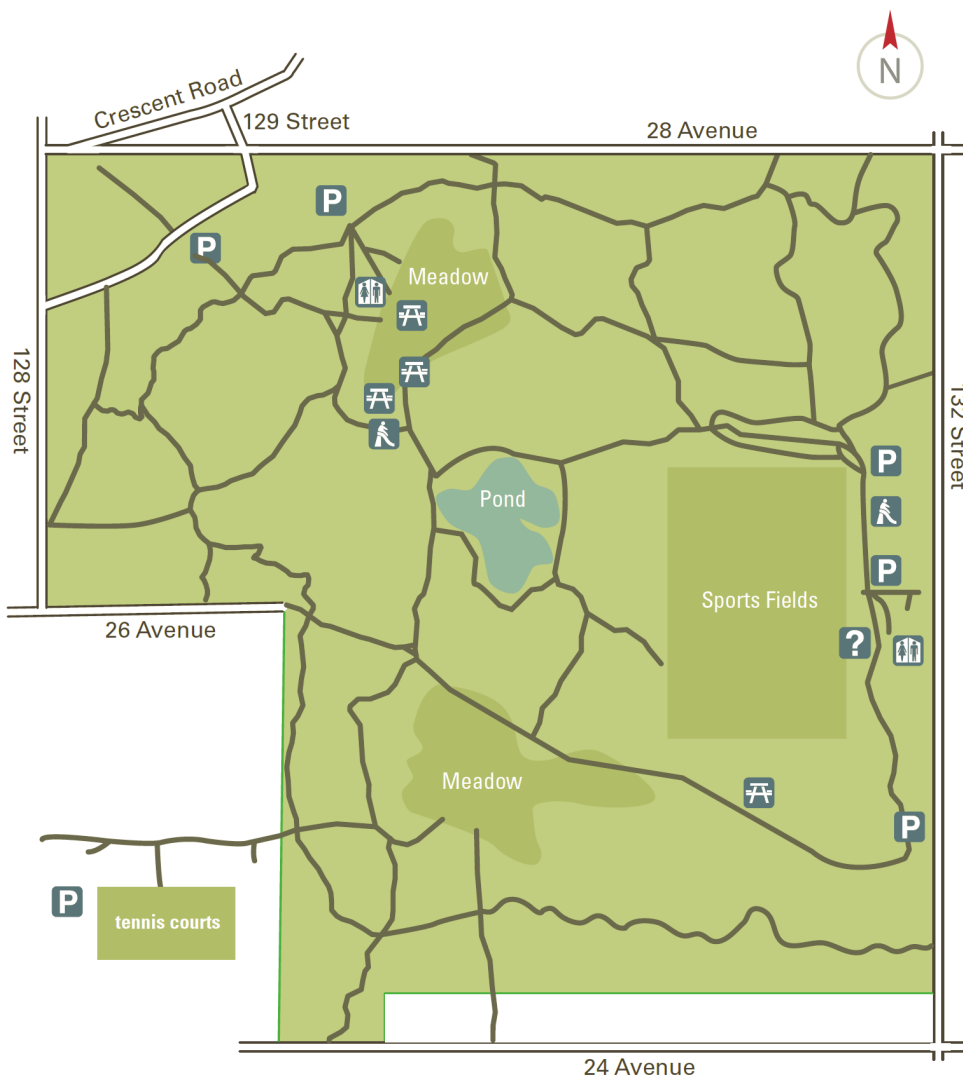
The park also has a bridle path on its perimeter. Its wildlife, open fields, covered picnic shelters and forested trails make it a relaxing destination and a place of discovery. The nature trail walk around Crescent Park is around 3.8 kilometres long. Allow 1 to 1.5 hours for this walk.

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

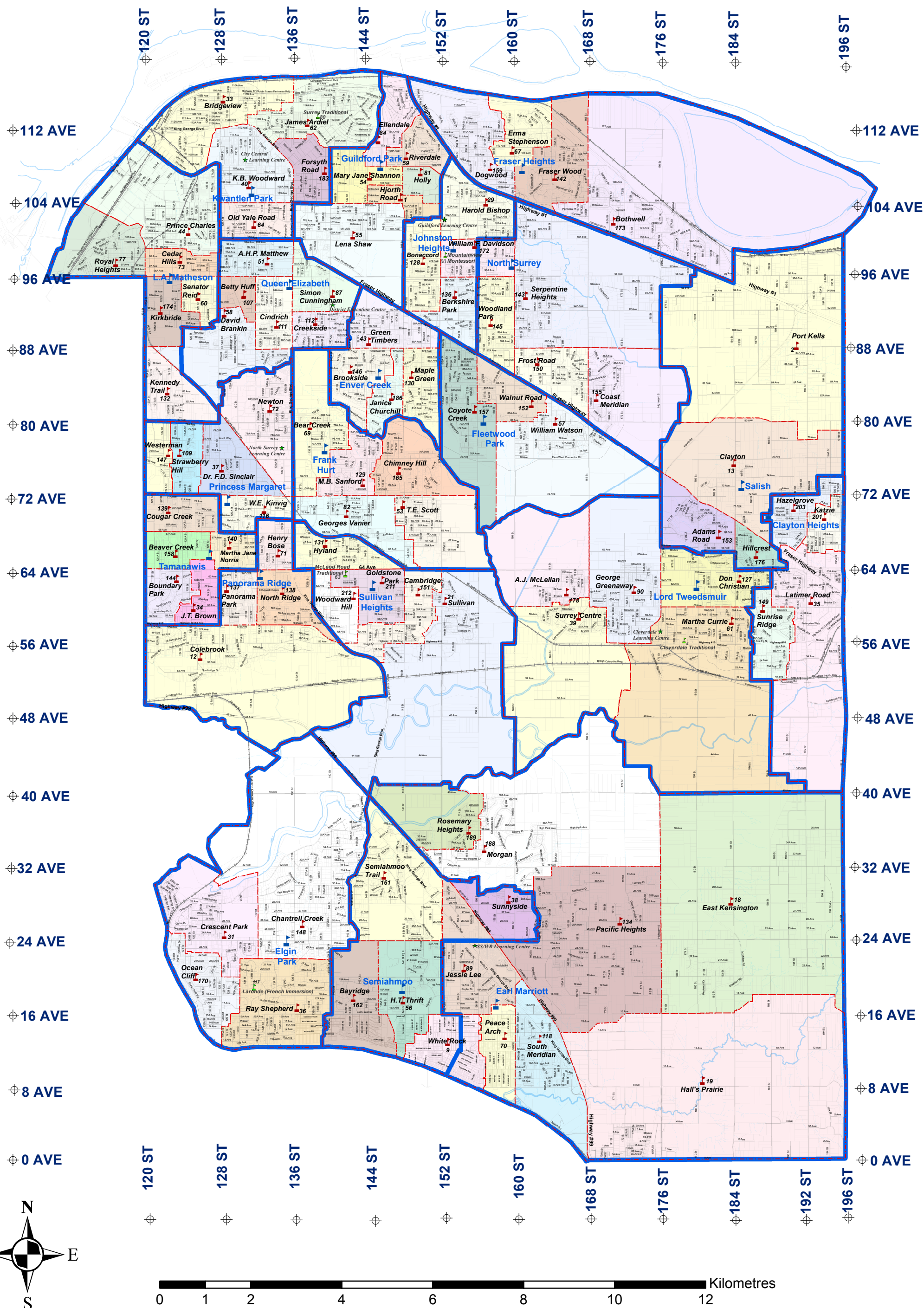
Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	



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
	<b>Private Schools</b>		<b>2016/17 Ranking</b>		
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
	<b>Secondary Schools</b>		<b>2016/17 Ranking</b>		
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