











Presented by:
Beebe Cline - PREC

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



Active
R2382236

Board: F
House/Single Family

2521 164A STREET

South Surrey White Rock
Grandview Surrey
V3Z 0S2

Residential Detached

\$1,298,000 (LP)

(SP)



Sold Date:	Frontage (feet):	26.00	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2018
Depth / Size: 118	Bathrooms:	4	Age: 1
Lot Area (sq.ft.): 3,242.00	Full Baths:	3	Zoning: RF-10
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,626.57
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 030-132-835
			Tour:

View: **No :**
Complex / Subdiv: **ORCHARD GROVE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
Metered Water: **Y**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carport, Garage; Double, Open**

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

Legal: **LOT 16 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP66319**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Security - Roughed In, Sprinkler - Fire, Stove,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 10'5	Bsmt	Kitchen	17'9 x 8'			x
Main	Kitchen	13'1 x 8'4	Bsmt	Dining Room	10'7 x 9'7			x
Main	Dining Room	12'7 x 8'	Bsmt	Bedroom	11' x 9'5			x
Main	Office	10'7 x 5'11	Bsmt	Utility	6'4 x 4'10			x
Above	Master Bedroom	13'11 x 12'5			x			x
Above	Walk-In Closet	7'3 x 4'5			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	13'3 x 9'			x			x
Above	Walk-In Closet	5'8 x 3'4			x			x
Bsmt	Living Room	17'9 x 6'			x			x
Finished Floor (Main):	846	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	834	# of Kitchens: 2	1	Main	2	No	Barn:	
Finished Floor (Below):	834	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: Legal Suite	3	Above	3	No	Pool:	
Finished Floor (Total):	2,514 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz: 19'11	
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Dr Ht: 19'2	
Grand Total:	2,514 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6					
			7					
			8					

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

Gorgeous home at Westside "Orchard Grove". Quality built by award winning "Miracon". This location is South Surrey's most coveted neighborhood, built w/ integrity. 3 bdrm/3 bath + 750 sqft 1 bdrm legal suite. Elegant & well designed 2,514 sqft. 10' ceilings on main, emphasized w/ oversized windows, high drs, wide plank hardwd flring, glass paneled stairwell & built-in speakers in every rm. Modern, sleek white kitchen cabinetry, quartz surfaces & full Jenn-Air appl package. Master bdrm suite w/ vaulted ceilings, generous walk-in closet & spa ensuite w/ glass shower & 2 sinks. A fully fenced, private west facing grassed yard/patio. Detached dble garage w/ lane access. Easy walk to schools: Southridge or Pacific Heights, the aquatic centre & 100's of shopping options at Grandview Corners.

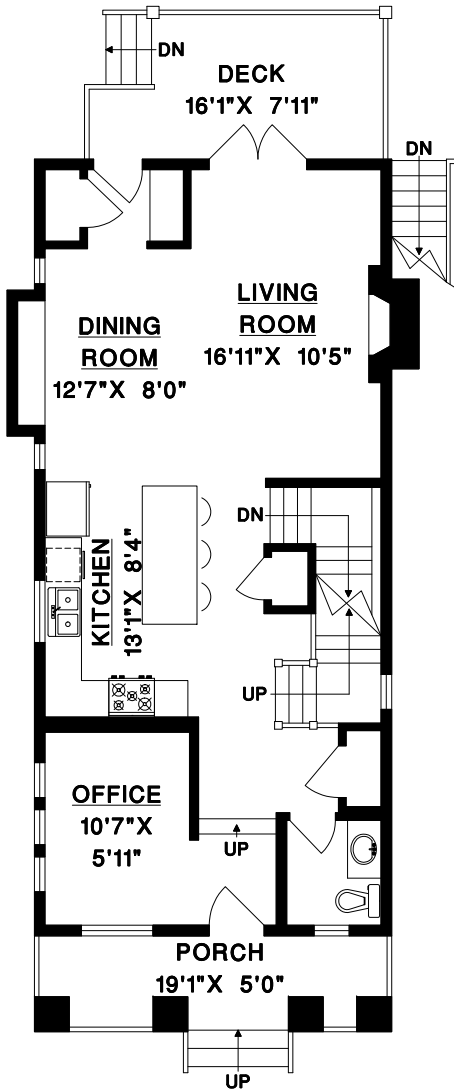


BEEBE CLINE

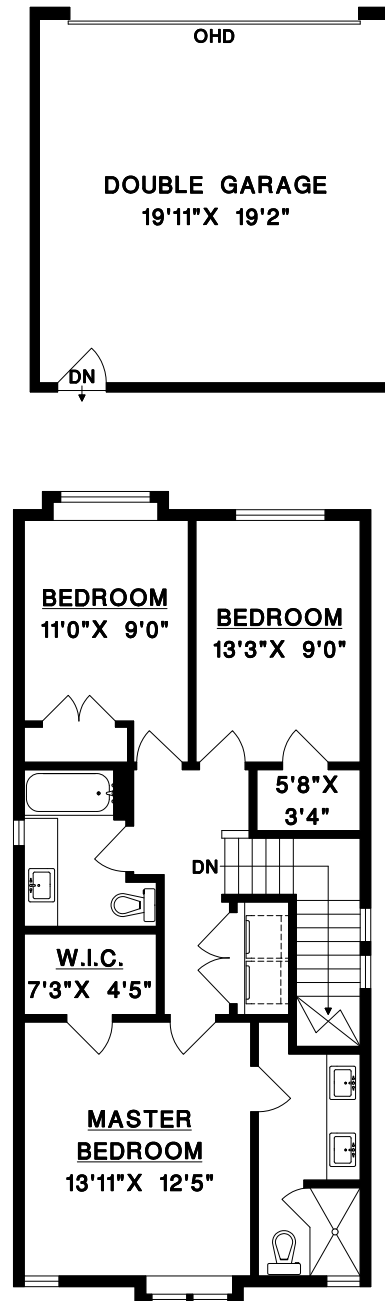
BUS: 604-531-1909

CEL: 604-830-7458

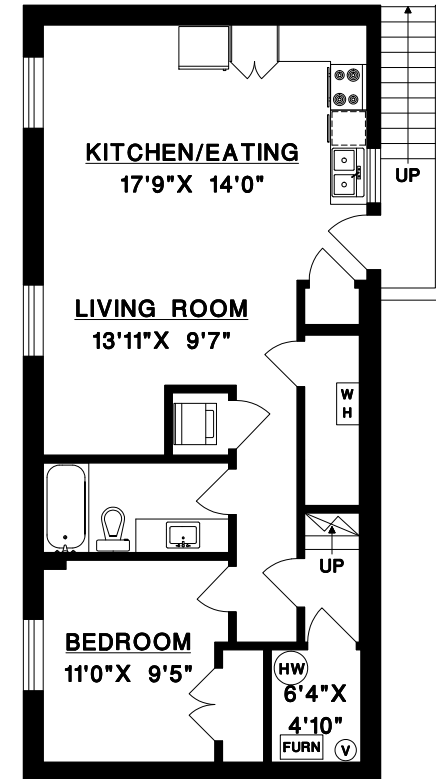
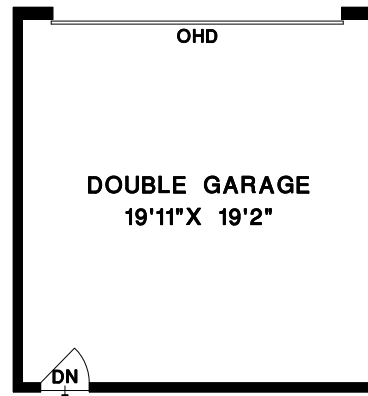
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MAIN FLOOR



UPPER FLOOR



LOWER FLOOR

UPPER FLOOR	834	SQ. FT.
MAIN FLOOR	846	SQ. FT.
LOWER FLOOR	84	SQ. FT.
SUITE	750	SQ. FT.
FINISHED AREA	2514	SQ. FT.

GARAGE	425	SQ. FT.
DECK	114	SQ. FT.
PORCH	95	SQ. FT.



DRAWN BY: CN
DATE: JUNE 2019
REVISED:



**2521 164A STREET,
SURREY, B.C.**

2521 164A STREET				
PROPERTY COST		Amount		
List Price		\$ 1,298,000.00		
REVENUE			Monthly	Yearly
Total Revenue from Suite Currently			\$1,300.00	\$15,600.00
Total Potential Revenue for Entire Home			\$3,300.00	\$38,400.00
EXPENSES	Monthly/Yearlys	Amount	Monthly	Yearly
Property Taxes		\$4,056.00	\$338.00	\$4,056.00
Insurance		\$1,440.00	\$120.00	\$1,440.00
Hydro		\$2,400.00	\$200.00	\$2,400.00
Gas		\$720.00	\$60.00	\$720.00
City Utility		\$60.00	\$5.00	\$60.00
Building Maintenance		10%	\$130.00	\$1,560.00
Vacancy Allowance		2%	\$26.00	\$312.00
Total Expenses			\$ 879.00	\$ 10,548.00

- * Montly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent
- * The annual utility costs are covered by the basement suite rent - still a surplus
- * Tenant is currently on a lease - would like to renew

B.C. LAND SURVEYOR'S FORMS
LOCATION CERTIFICATE ON LOT 16,
SECTION 24, TOWNSHIP 1,
NWD, PLAN EPP66319



SCALE - 1 : 250
All distances are in metres

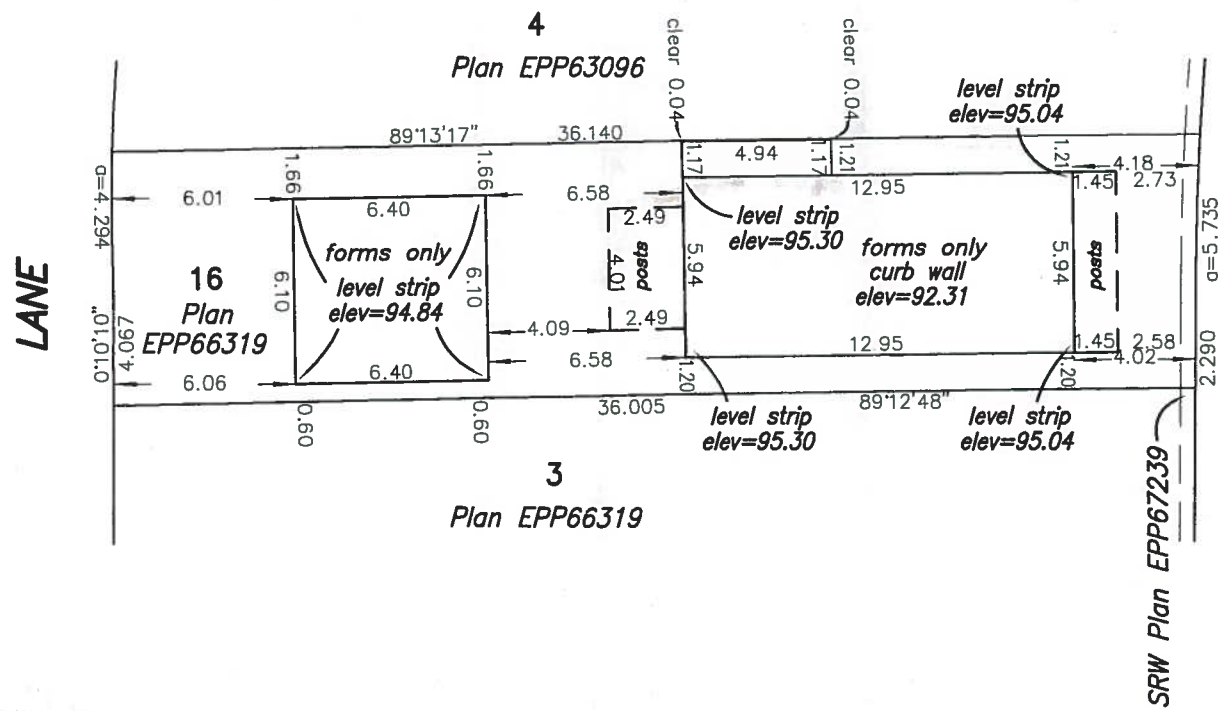
CIVIC ADDRESS:
2521 - 164A Street
Surrey, B.C.



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this document for any additional copies.

This document shows the relative location
of the surveyed structures and features
with respect to the boundaries of the
parcel described above. This document
shall not be used to define property lines
or property corners.

P.I.D.	030-132-835
List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.	
CA5182783; CA5182787; CA5182791 CA5357810; CA5357820; CA5357904 CA5733567; CA5733571; CA5981708	



164A STREET



This document is not valid unless
originally signed and sealed.

This building location certificate has been
prepared in accordance with the manual
of standard practice and with additional
specifications from the client and is
certified correct this 13th day of

February, 2013.

B.C.L.S.

FOR BUILDING PERMIT PURPOSES ONLY
and is for the exclusive use of our client.
The signatory accepts no responsibility
or liability for any damages that may be
suffered by a third party as a result of
decisions made or actions taken based
on this document.

©CAMERON LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone 597-3777
Fax 597-3783
File: 5092-LOT16



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

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FINAL BUILDING APPROVAL

Date: Dec 10, 2018 15:58

Address: 2521 164A St
REVISION 1 Single Family Dwelling with
Secondary Suite - DDP

Legal Description: LT 16 SC 24 T1 PLEPP66319

Permit Number: 17-061371-000-01

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

A handwritten signature in black ink, appearing to be "Lee Macleod".



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

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FINAL BUILDING APPROVAL

Date: Dec 10, 2018 15:55

Address: 2521 164A St
Detached Garage - DDP
Legal Description: LT 16 SC 24 T1 PLEPP66319
Permit Number: 17-061383-000-00
Permit Type: Residential C-S-Accessory Building-New

Page 1 of 1

A handwritten signature in black ink, appearing to read "Lee Macleod".

Lee Macleod

604-591-4121

(<http://www.bchousing.org/licensing-consumer-services>)



BC Housing - New Homes Registry

Search Again

1 new home found where Street contains "2521 164a street" AND City contains "Surrey" AND Unit type is "Single unit"

Surrey, 2521 164A Street

Click on the address for more details

Registered with home warranty insurance.

Builder: Miracon 162 Development LP

Visit the Builder Registry (./Licence) for more builder information.

Builder's Warranty Number: 170106

Warranty Commencement Date: not yet available

Warranty Provider: Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

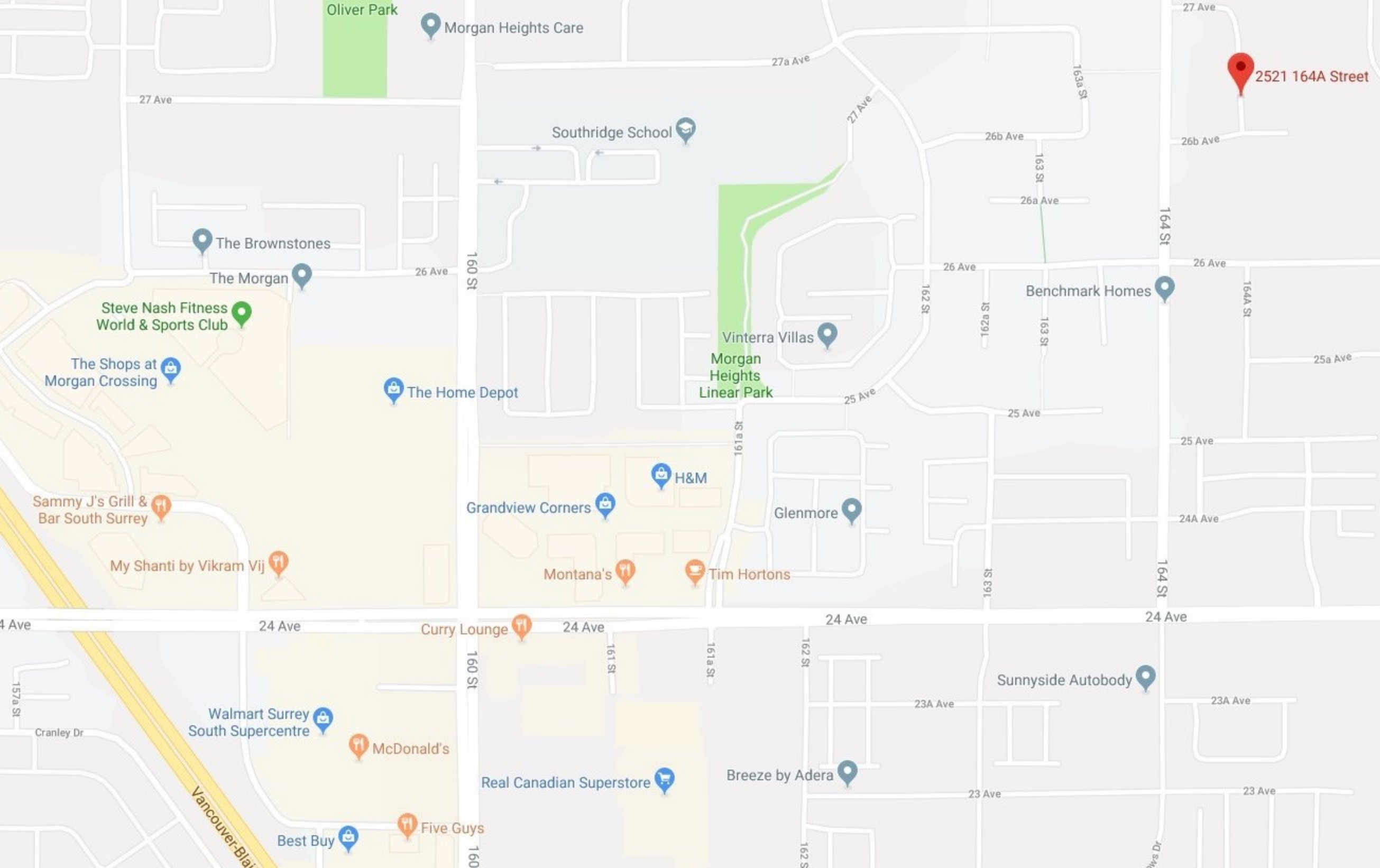
Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

Address: 2521 164A Street, Surrey BC V3Z 0S2

Legal Description: Lot 16 Plan EPP66319 Section 24 Township 1 Land District 36

PID: 030-132-835

Understanding your Search Results



2521 164A Street

Morgan Heights Care

Southridge School

The Brownstones

The Morgan

Steve Nash Fitness
World & Sports Club

The Shops at
Morgan Crossing

Sammy J's Grill &
Bar South Surrey

My Shanti by Vikram Vij

The Home Depot

Grandview Corners

H&M

Glenmore

Morgan
Heights
Linear Park

Vinterra Villas

Benchmark Homes

Curry Lounge

Walmart Surrey
South Supercentre

McDonald's

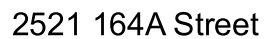
Real Canadian Superstore

Breeze by Adera

Sunnyside Autobody

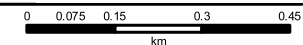
Best Buy

Five Guys



Scale: 1:12,900

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Map created on: 2019-06-15

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

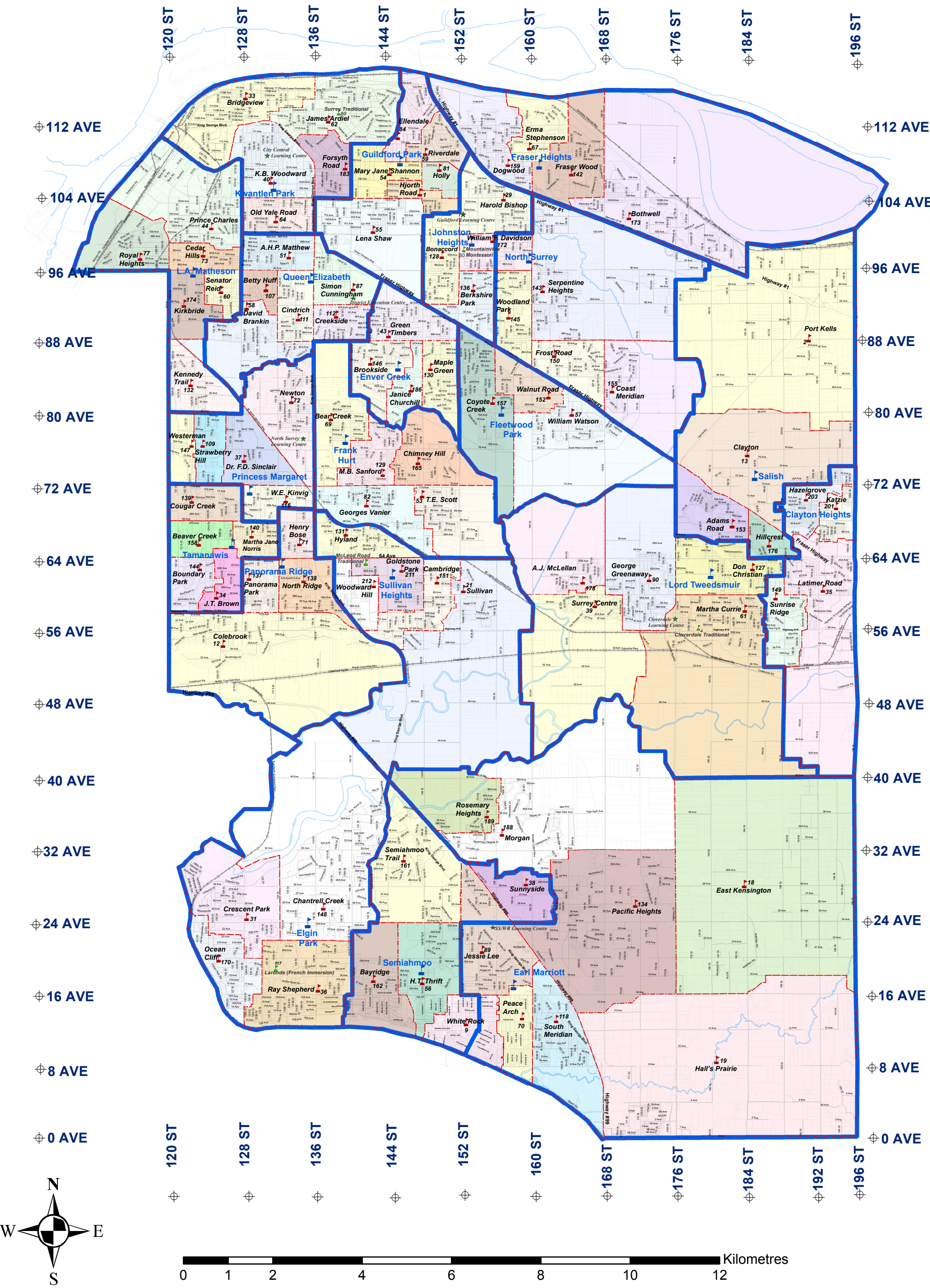
Elementary Schools cont'd

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



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