



1838 126 Street
Ocean Park, South Surrey \$2,188,000

- Elevated 14,331 sqft Property
- Five Bedrooms Plus Office
- Exceptional Quality Finishes
- Concrete Layer Between All Floors
- Radiant Heated American Walnut Wide Plank Floors & Honed Granite Counters
- Commercial Grade Wolf Gas Stove
- Ocean View Master Bedroom Suite: Walk-in Closet, Spa Ensuite with Steam Shower & Private Balcony
- Soundproofed Media Room & Games Room
- Glass Encased Walk-in Wine Cellar
- Open & Covered Terraces for Year-Round Use
- Heated Garages for Six Vehicles – Double Tandem Garage & 732 sqft Detached Garage/Workshop
- Walk to Ocean Park Village, Crescent Beach & Schools: Ocean Cliff Elem. & Elgin Park Sec.

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
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Active
R2382565
Board: F
House/Single Family

1838 126 STREET
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3P5

Residential Detached
\$2,188,000 (LP)
(SP)



Sold Date:	Frontage (feet):	68.40	Original Price: \$2,488,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2003
Depth / Size: 209.8	Bathrooms:	4	Age: 16
Lot Area (sq.ft.): 14,331.00	Full Baths:	3	Zoning: CD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,500.08
Rear Yard Exp: Southeast			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-069-230
			Tour: Virtual Tour URL
View:	Yes: Seasonal Views @ Top Level		
Complex / Subdiv:	Ocean Park		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Community		

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Glass, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Full**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 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: **12** Covered Parking: **6** Parking Access: **Rear, Side**
 Parking: **DetachedGrge/Carport, Grge/Double Tandem, RV Parking Avail.**
 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: **Yes: Hot Tub**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 2, PLAN LMP36760, SECTION 18, TOWNSHIP 1, LD 36**

Amenities: **Garden, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Workshop Attached, Workshop Detached**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Security System, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 8'11	Above	Flex Room	10' x 7'4	Bsmt	Utility	13'x 5'10
Main	Office	12'3 x 10'10	Above	Walk-In Closet	10' x 6'1			x
Main	Living Room	15'10 x 11'9	Above	Bedroom	13'7 x 10'7			x
Main	Family Room	15'3 x 14'	Above	Bedroom	13'8 x 12'4			x
Main	Wine Room	10'8 x 8'3	Above	Laundry	10' x 4'10			x
Main	Mud Room	9'3 x 8'3	Bsmt	Media Room	22' x 13'			x
Main	Dining Room	21'5 x 10'11	Bsmt	Games Room	19'8 x 14'3			x
Main	Eating Area	12'11 x 6'11	Bsmt	Bedroom	14'7 x 13'5			x
Main	Kitchen	21'5 x 13'9	Bsmt	Bedroom	12'11 x 10'			x
Above	Master Bedroom	16'9 x 15'1	Bsmt	Storage	20'11 x 10'11			x

Finished Floor (Main):	1,917	# of Rooms:	21	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,384	# of Kitchens:	1	2	Above	5	Yes	Barn:				Workshop/Shed: 35'2x11
Finished Floor (Below):	1,455	# of Levels:	3	3	Above	3	Yes	Pool:				Garage Sz: 36'11x21'5
Finished Floor (Basement):	0	Suite:	None	4	Below	3	No	Grg Dr Ht:	7'			
Finished Floor (Total):	4,756 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	2	6								
Grand Total:	4,756 sq. ft.	Beds not in Basement:	3	7								
		Basement:	Full, Fully Finished	8								

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

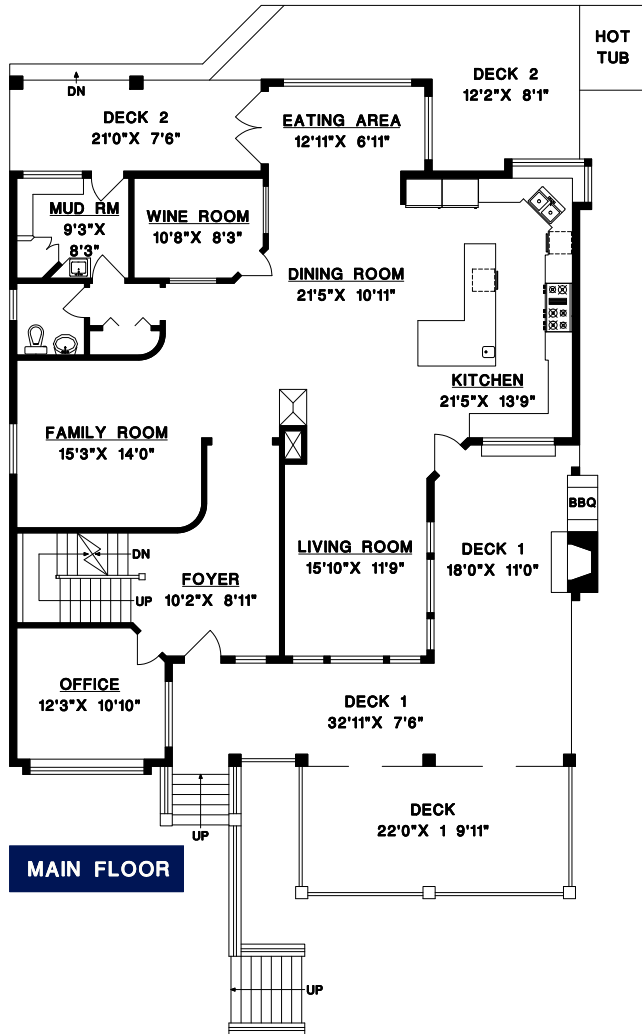
Elevated West Facing site 14,331 sq.ft. Ocean Park. Interior impresses w/exceptional Quality finishes. Concrete poured between each floor, Solid walnut radiant heated floors, honed granite counters, glass encased walk-in wine cellar, the Commercial grade Wolf gas stove grounds the enormous kitchen. Up Master bedroom w/some Ocean View, private balcony, walk in closet and spa ensuite, w/steam shower. Home offers 5000+ sqft of living space on 3 levels. 5 bedrms + office. Soundproofed media rm & games rm. Jasper Shale decks, w/Fp, terraces, both open & covered, year round use. Car enthusiasts, Heated Parking indrs for 6+ cars. Dbl tandem 870 sq. feet attached to home & detached garage workshop out back is 732 sq. feet. Walking distance to the village of Ocean Park or shores of Crescent Beach.



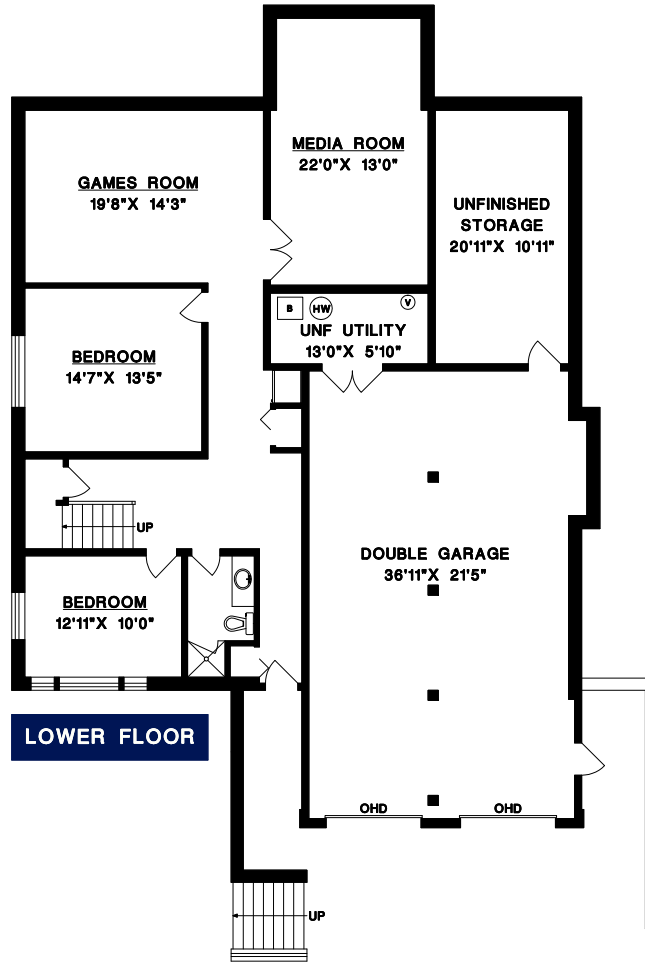
BEEBE CLINE

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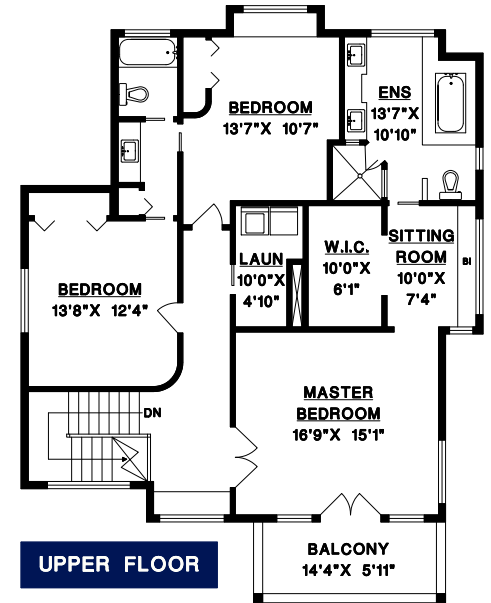
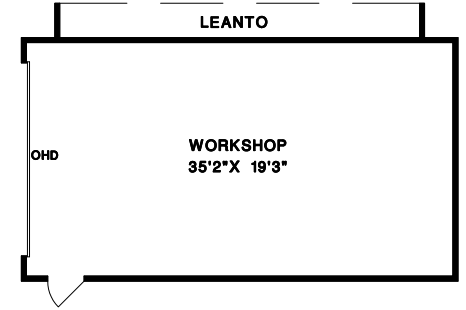
1838 126TH STREET,
 SURREY, B.C.



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

UPPER FLOOR	1384 SQ. FT.
MAIN FLOOR	1917 SQ. FT.
LOWER FLOOR	1455 SQ. FT.
FINISHED AREA	4756 SQ. FT.
UNFINISHED	358 SQ. FT.
TOTAL AREA	5114 SQ. FT.

GARAGE	870 SQ. FT.
WORKSHOP	732 SQ. FT.
BALCONY	85 SQ. FT.
DECK 1	713 SQ. FT.
DECK 2	415 SQ. FT.



1" = 8'
 SCALE

DRAWN BY: CN
 DATE: JUNE 2019
 REVISED:



FEATURES

LOT AND LOCATION

- 14,331 sqft Lot
- Easy Walk to Crescent Beach or Ocean Park Village
- Ocean Views from Top Level
- Covered Parking Six Vehicles – Attached Double Tandem Garage Plus Detached Double Garage

EXTERIOR

- Additional 1,233 sqft of Landscaped Boulevard/Brick Driveway
- Full Landscaped Lighting
- Four Zone In-ground Sprinklers
- River rock Curve Driveway Walls – German Mason Built
- Jasper Shale Front Exterior Stairs
- Iphone Video Locked Front Gate System
- Six Exterior Hose Bibs including Deck off of Master Bedroom
- Full Cedar Siding – Commercial Pre-Stained
- Complete Exterior Cedar Soffits including Covered Front & Rear Decks
- West Facing 875 sqft Stamped Concrete Deck (Total of 700 sqft Covered)
- Built-in Gas BBQ
- Natural Gas Lit Wood Burning Outdoor Fireplace (Can Be converted to Natural Gas)
- Natural Gas Outlet for Outdoor Space Heater
- Outdoor Front Deck Russound Digital Sound System – Part of Ten Zone Digital Sound System
- 526 sqft Cedar Rear Deck (Total 175 sqft Covered)
- Full Concrete 96 x 96 Pad for Spa
- 220 Volt Dedicated Power South East Corner for Spa of Pool Use
- 103 sqft West Facing Master Bedroom Deck with Ocean Views
- Outdoor Rear Deck Russound Digital Sound System
- Natural Gas Outlet for Outdoor Space Heater or Portable Natural Gas BBQ
- Full Rear Landscape Lighting
- 115 ft of Flat Concrete Rear Driveway with Landscaped River Rock Walls

REAR GARAGE

- 700 sqft of Floor Space
- 400 sqft of Attic/Storage Space with Drop Down Ceiling – Ladder Access
- Fully Insulated
- 16 Foot Garage Door
- Hot & Cold Water Drainage
- Three Skylights with Vaulted Ceilings
- Full Heated with Data, Phone & Cable

INTERIOR

MAIN FLOOR

- Full Concrete Main Floor with Auto Radiant Heating
- Three Built-in Vacuum Outlets with Two Additional Kick Pans
- Quebec Walnut Wood Floors
- Study/ Office – West Facing with Russound Digital Sound System
- Family Room with Built-in Home Theatre Sound
- Cast Iron Plumbing Runs in Ceiling from Master Bathroom (Water Runs Quietly)
- All Windows (51) are Steel Wrapped Vinyl German Hardware
- Front Tilt & Turn Patio Door with Phantom Screen, Steel Framed (30% More Window Area)
- Iphone Video Front Entrance System with Electronic Locked Front Gate

KITCHEN

- 36 Inch Cabinet Depth Fridges with Bottom Freezers with Water Filtered Ice Maker
- 48 Inch Wolf Stove with Commercial 48 Hi CFM Exhaust Fan
- Salad Sink in Island with Filtered Drinking Spout
- Maple Cupboards with Pullout Pan Drawers and Pullout Spice Cupboard
- Three Zones of Russound Digital Sound System

WINE CELLAR

- 100 sqft 1,000 bottle temperature-controlled wine cellar
- Radiant Heating Spaced Around Cellar
- Fully insulated with R2 Rated Windows & Door
- Full Tile Floor & Wood Ceiling

TOP LEVEL

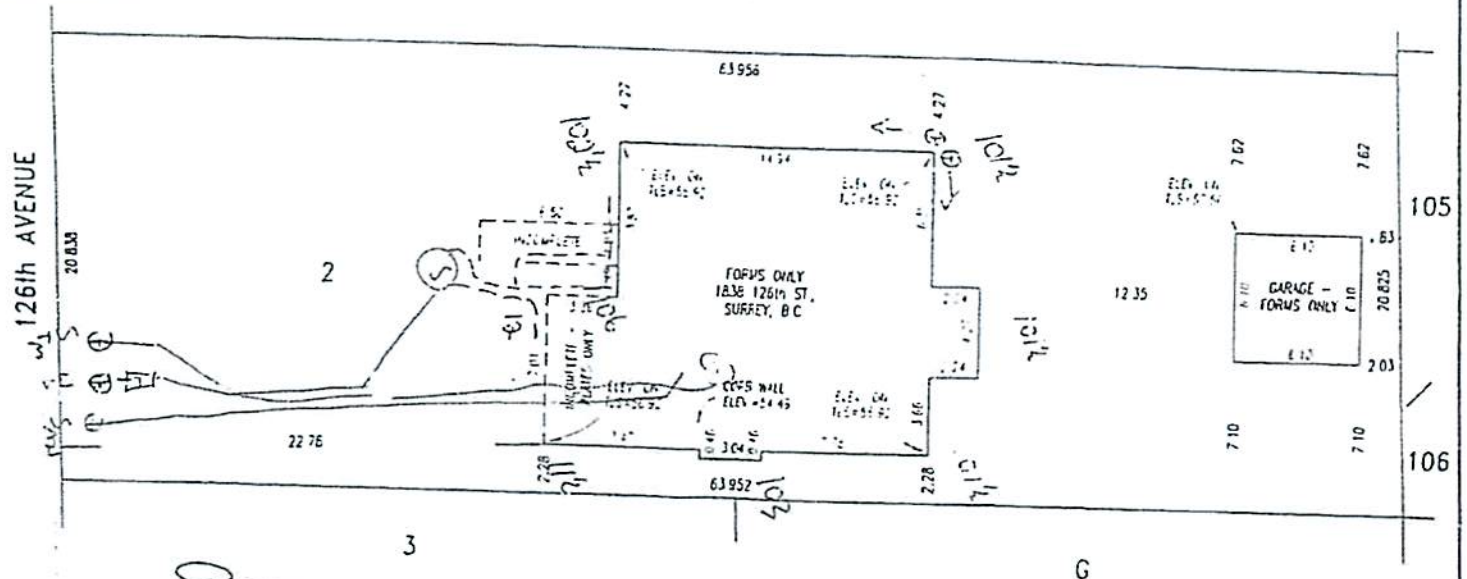
- Concrete Top Floor with Quebec Walnut Floor & Vaulted Wood Master Bedroom
- Phantom Screens on Master Paio Doors
- Laundry with Russound Digital Sound System & Drop Down Iron Board
- Two Built-in Vacuum Outlets
- Tile Master Bathroom with Steam Shower & Double Soaker Tub with Dedicated ½ Heat Water Line from Mechanical Room
- Three Zone Radiant Heat

BASEMENT LEVEL

- Two Bedroom Basement with Fully Insulated Home Theatre Room with 139 Inch Screen
- Radiant Heated Floors
- Four Car Heated Garage with Six Cold Start Four Foot Fluorescent Built Light Fixtures
- Eneready Heat Recovery Ventilation
- 270 sqft Heated Storage Room with Three Stage Drinking Water Filtration System
- Two Built-in Vacuum Outlets

PLAN SHOWING LOCATION OF FORMS ON LOT 2, SECTION 18,
TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN LMP36760

SCALE - 1:300



OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
olsen_surveying@bc.simgo1.co.ca
204-15585 24th AVENUE,
SURREY, B.C. V4A 2J4
TELEPHONE : 531-4067
Fax : 531-5811

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 registered
dimensions of the above described
property

G.A. Rawsthorn
CERTIFIED CORRECT
Dated this 28th day of Nov. 2003
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. ©

Our File - 1515573-2



CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone (604) 591-4341
14245 56th Avenue Surrey,
British Columbia, Canada V3Y 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

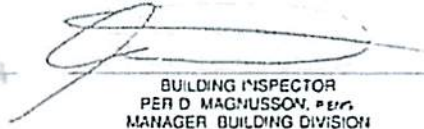
LOCATED AT 1838 126

LEGAL LOT 2 SEC 18 T P 1

LMIP 36760

BUILDING PERMIT No. B 01-016615-00

DATE Aug 7/02


BUILDING INSPECTOR
PER D MAGNUSSON, P. Eng.
MANAGER BUILDING DIVISION

126 St

DEPTH: 209.8 FEET

TOTAL LOT AREA: 14,331 SQFT

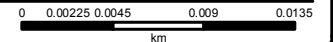
FRONTAGE: 68.4 FEET

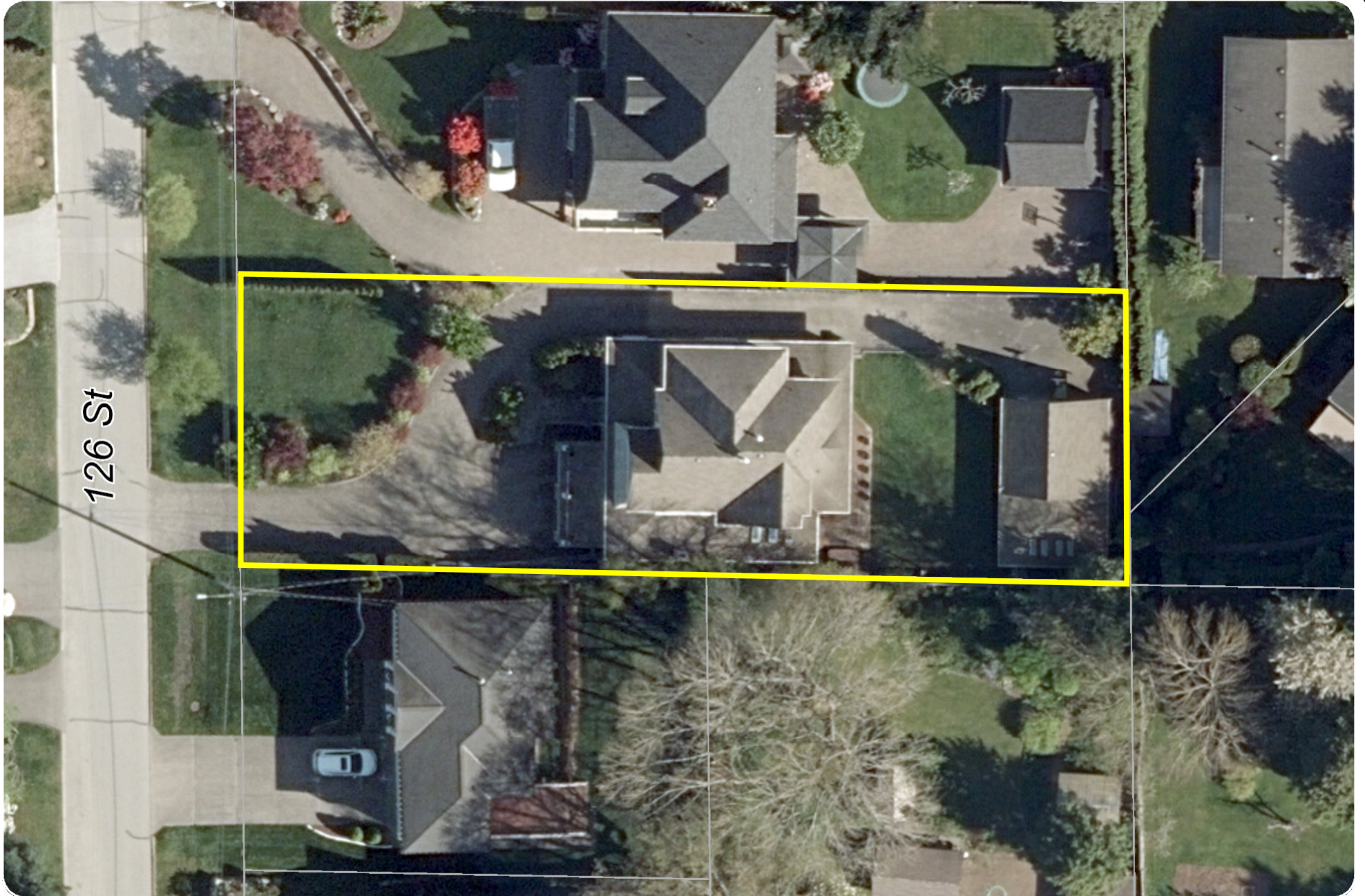
SCHOOL CATCHMENTS:
OCEAN CLIFF ELEMENTARY
ELGIN PARK SECONDARY

ZONING: CD
COMPREHENSIVE DEVELOPMENT

1838 126 Street

Scale: 1:375

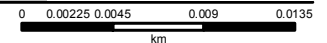




1838 126 Street

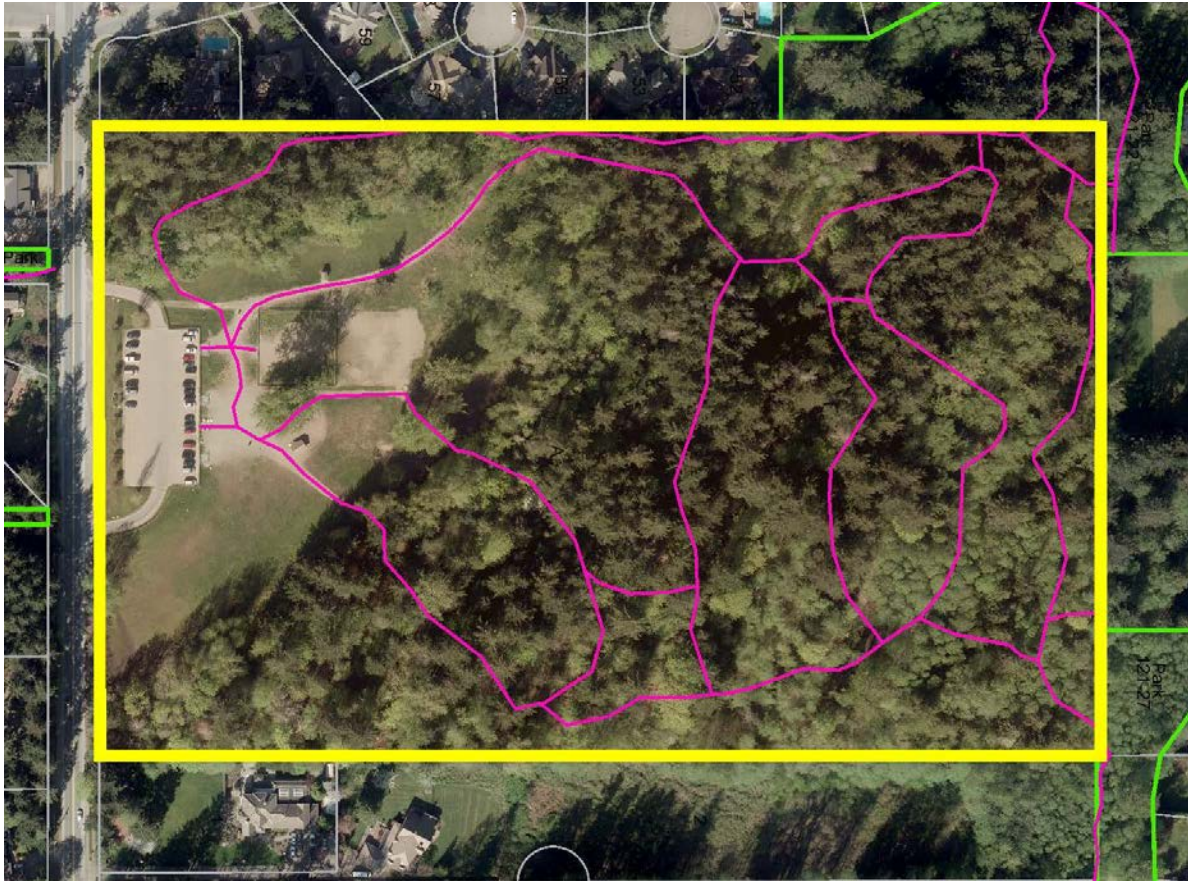
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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2019-03-30

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.

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

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

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