



Presented by:

# Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2467698**

Board: F  
House/Single Family

## 12777 OCEAN CLIFF DRIVE

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 6G2

Residential Detached

**\$1,380,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>45.00</b>	Original Price: <b>\$1,380,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1985</b>
Depth / Size: <b>117</b>	Bathrooms:	<b>3</b>	Age: <b>35</b>
Lot Area (sq.ft.): <b>11,507.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,806.75</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-174-371</b>
			Tour:
View: <b>No</b>			
Complex / Subdiv: <b>Ocean Cliff Estates</b>			
Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b>			
Sewer Type: <b>City/Municipal</b>			

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 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: **8** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, Open, RV Parking Avail.**  
 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, Laminate, Wall/Wall/Mixed**

Legal: **LOT 497 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66592**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'0 x 6'10	Above	Bedroom	10'6 x 9'11			x
Main	Living Room	16'8 x 12'9	Above	Bedroom	10'5 x 9'11			x
Main	Family Room	16'8 x 15'5	Above	Bedroom	11'1 x 9'5			x
Main	Kitchen	15'3 x 9'7			x			x
Main	Eating Area	11'6 x 8'10			x			x
Main	Dining Room	13'6 x 11'1			x			x
Main	Laundry	13'2 x 7'9			x			x
Main	Den	11'5 x 9'10			x			x
Above	Master Bedroom	17'7 x 14'8			x			x
Above	Walk-In Closet	6'6 x 6'3			x			x

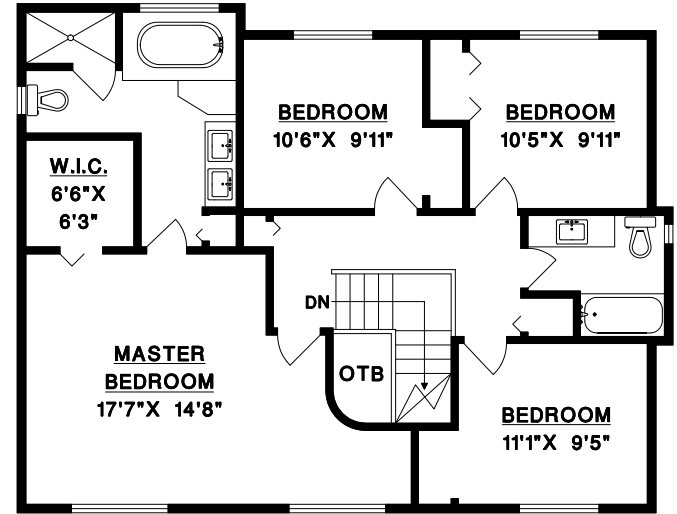
Finished Floor (Main): <b>1,573</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,069</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Above	5	Yes	Pool:
Finished Floor (Total): <b>2,642 sq. ft.</b>	Crawl/Bsmt. Height: <b>3'</b>	4			No	Garage Sz: <b>20'5x20'3</b>
	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5			No	Grg Dr Ht: <b>6'5</b>
Unfinished Floor: <b>0</b>	Basement: <b>Crawl</b>	6			No	
Grand Total: <b>2,642 sq. ft.</b>		7			No	
		8			No	

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

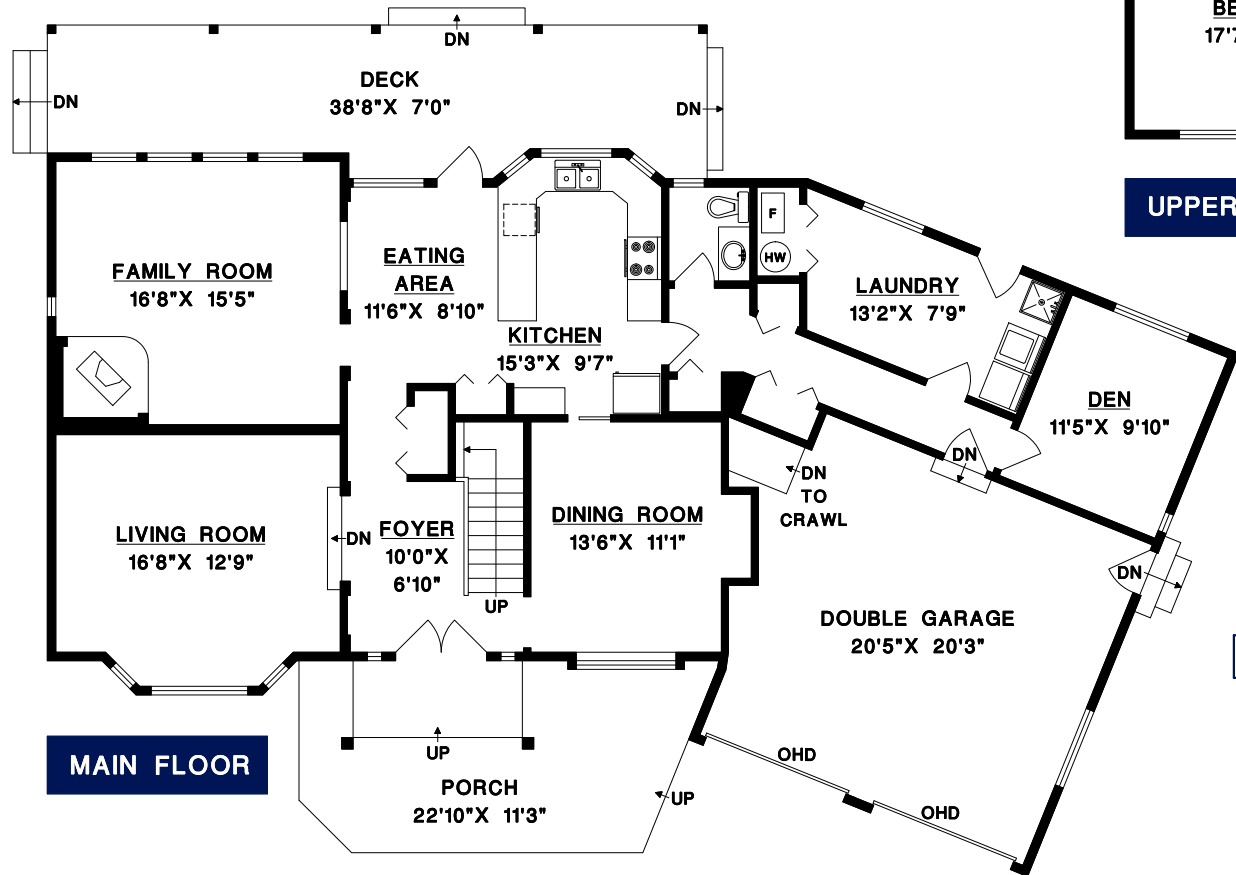
**Ocean Cliff Estates! Excellent neighborhood property offers a landscaped & fenced 11,507 sqft lot in safe, family orientated cul-de-sac. Home 2,642 sqft, traditional 4 bdrms up/3 bath, main flr lrg separate living rm & dining rm, office, family rm, kitchen & eating area w/ access to the lush, private backyard. Laundry rm on main. Upstairs master bdrm suite + 3 additional bdrms. Family friendly backyard well landscaped. Front porch 247 sqft with water feature. Back deck 308 sqft. All decking is easy care composite. Great neighborhood, walk to shopping & Crescent Beach. School 2 blks away, coveted Ocean Cliff Elem & Elgin Park Sec. List of improvements avail. New furnace, hot water tank, decking, fencing, garage door, bathroom fixtures plus more. Flr plan & video tour available.**

**BEEBE CLINE**

BUS: 604-531-1909  
CEL: 604-830-7458  
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**UPPER FLOOR**



**MAIN FLOOR**

UPPER FLOOR	1069	SQ. FT.
MAIN FLOOR	1573	SQ. FT.
<b>FINISHED AREA</b>	<b>2642</b>	<b>SQ. FT.</b>

GARAGE	463	SQ. FT.
DECK	308	SQ. FT.
PORCH	247	SQ. FT.

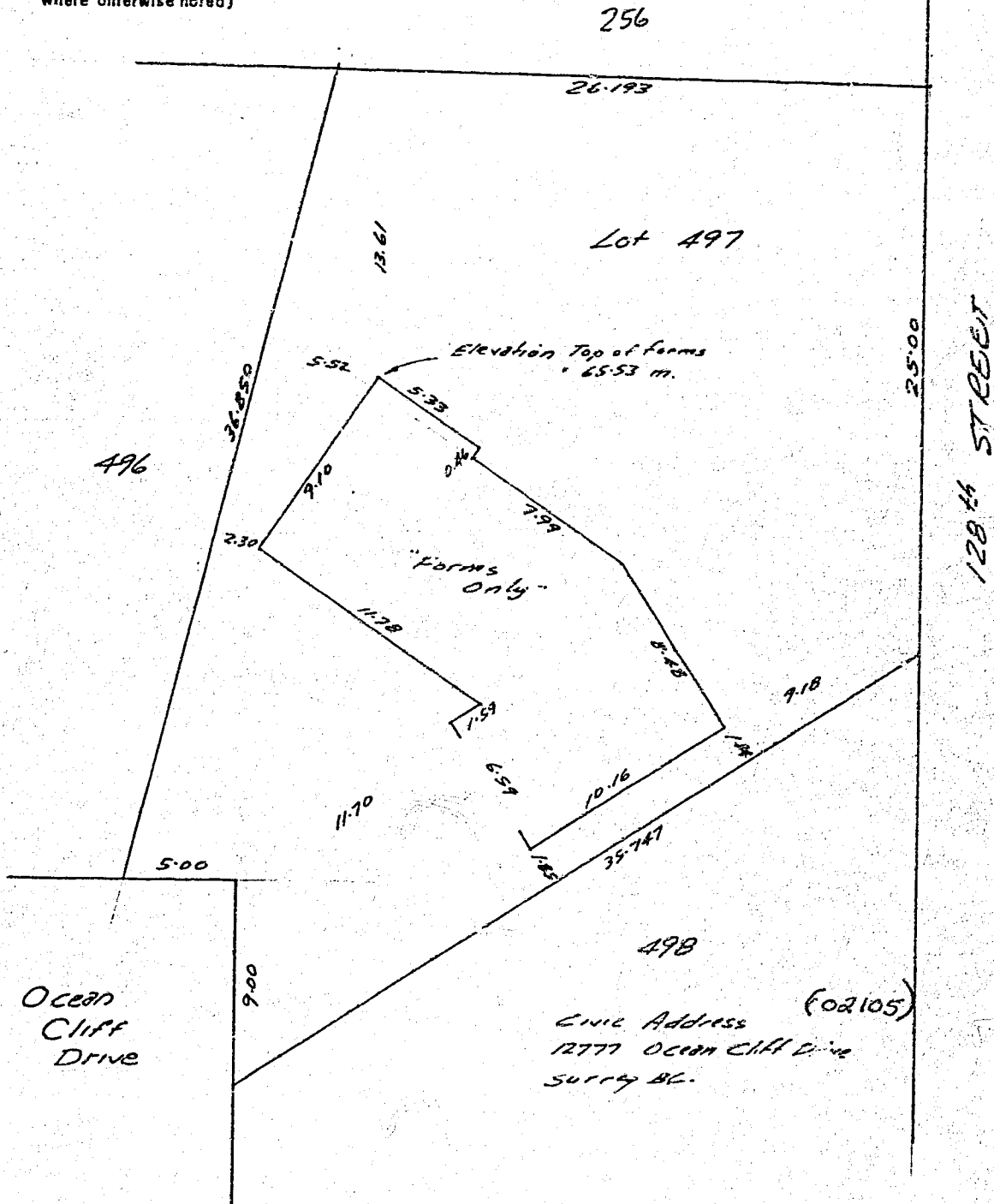
**PLAN SHOWING LOCATION  
OF IMPROVEMENTS ON**

*LOT 497  
NE 1/4 SEC. 18 TR 1  
PLAN 66592 NW 1/2*

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



Scale 1 : 250  
(distances are in metres except  
where otherwise noted)



Ocean  
Cliff  
Drive

Civic Address (02105)  
12777 Ocean Cliff Drive  
Surrey B.C.

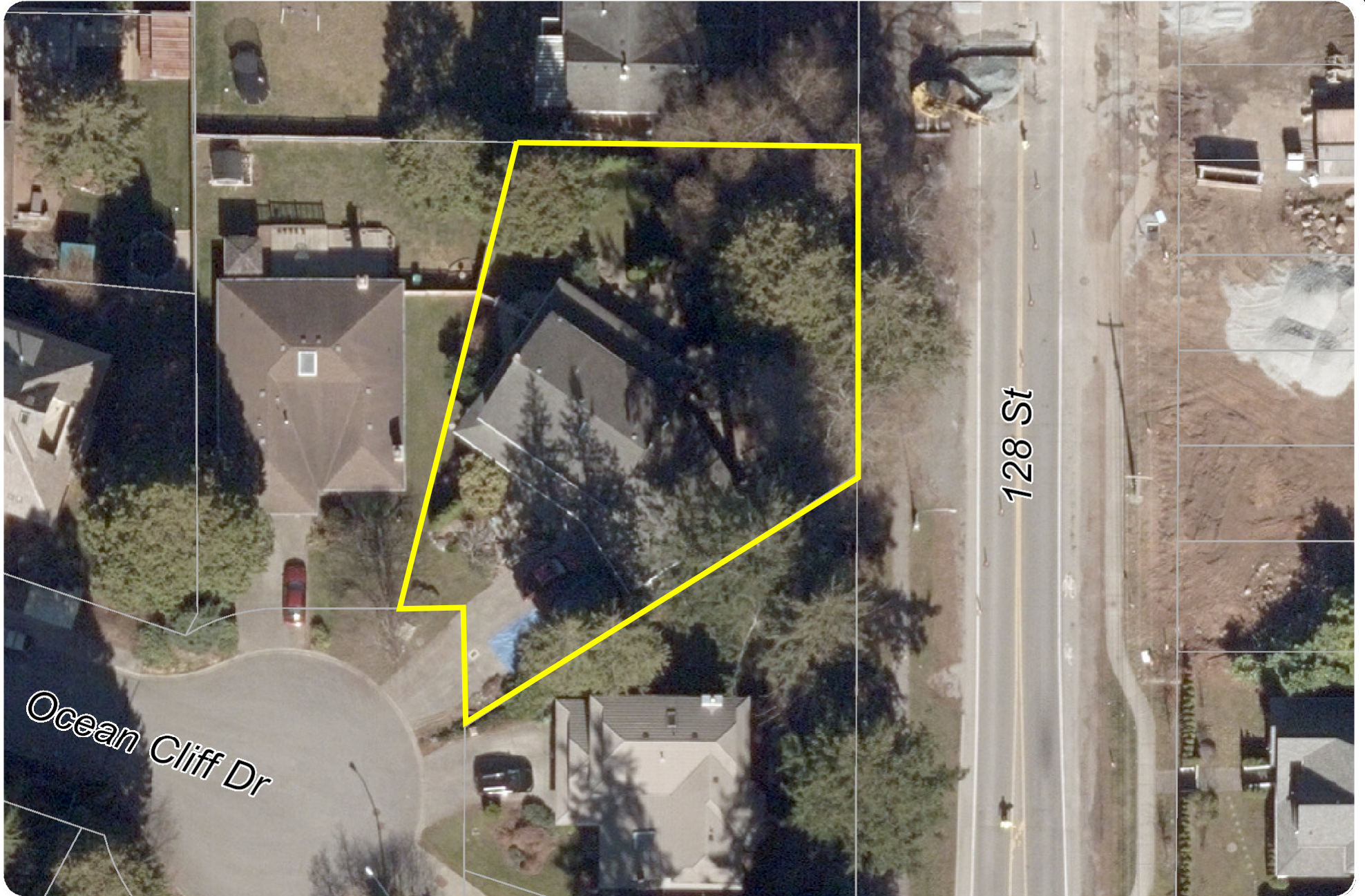
CERTIFIED CORRECT

*A. Cameron* B.C.L.S.

dated this 25 day of Feb 1985

CAMERON & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
113 - 9547 - 152nd STREET  
SURREY, B.C. V3R 5Y5  
580-0241

FILE: 85-L-965-24



Ocean Cliff Dr

128 St

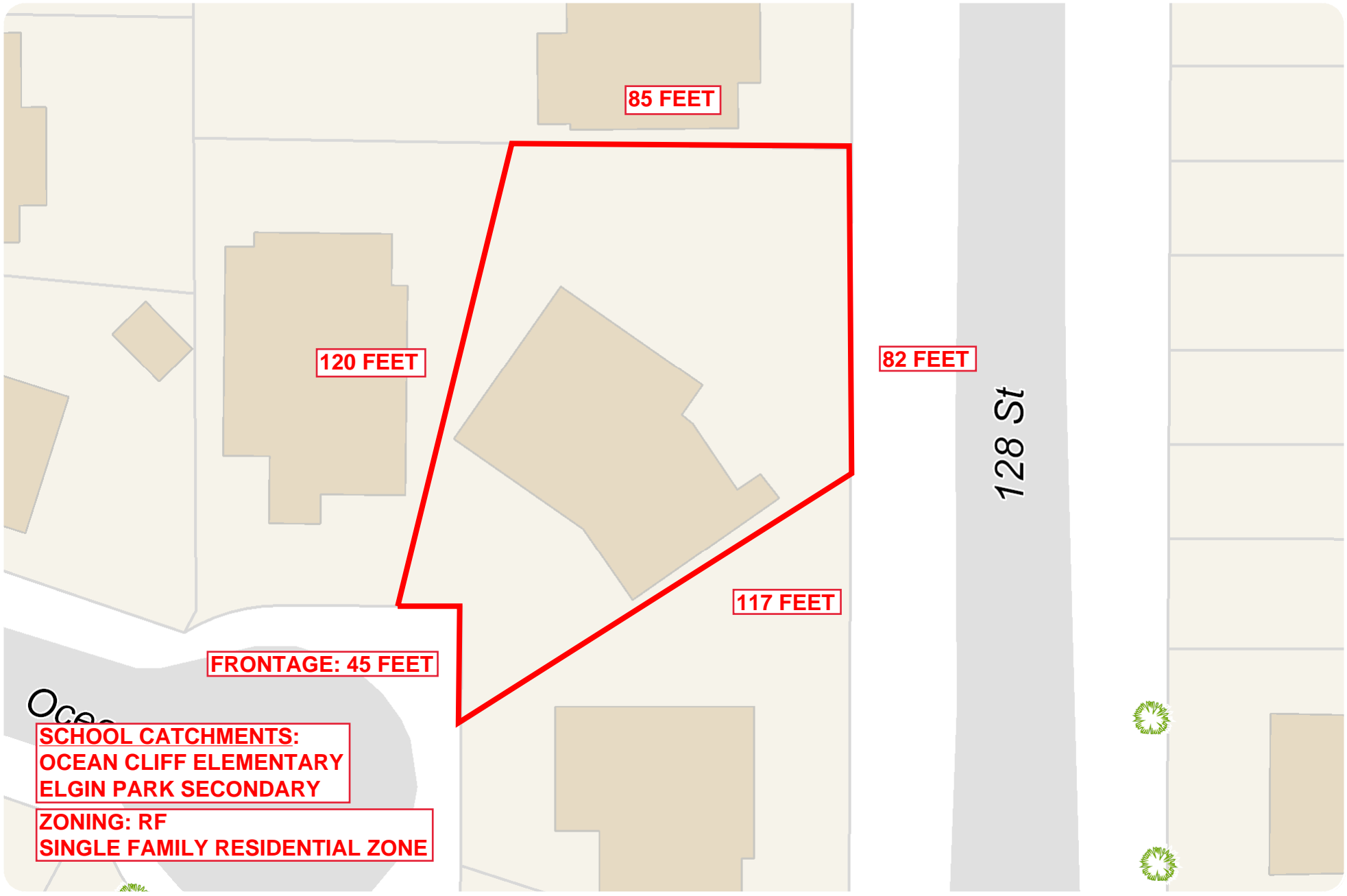
12777 Ocean Cliff Drive

Scale: 1:400

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Map created on: 2020-06-13



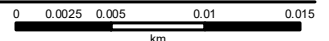
**SCHOOL CATCHMENTS:**  
OCEAN CLIFF ELEMENTARY  
ELGIN PARK SECONDARY

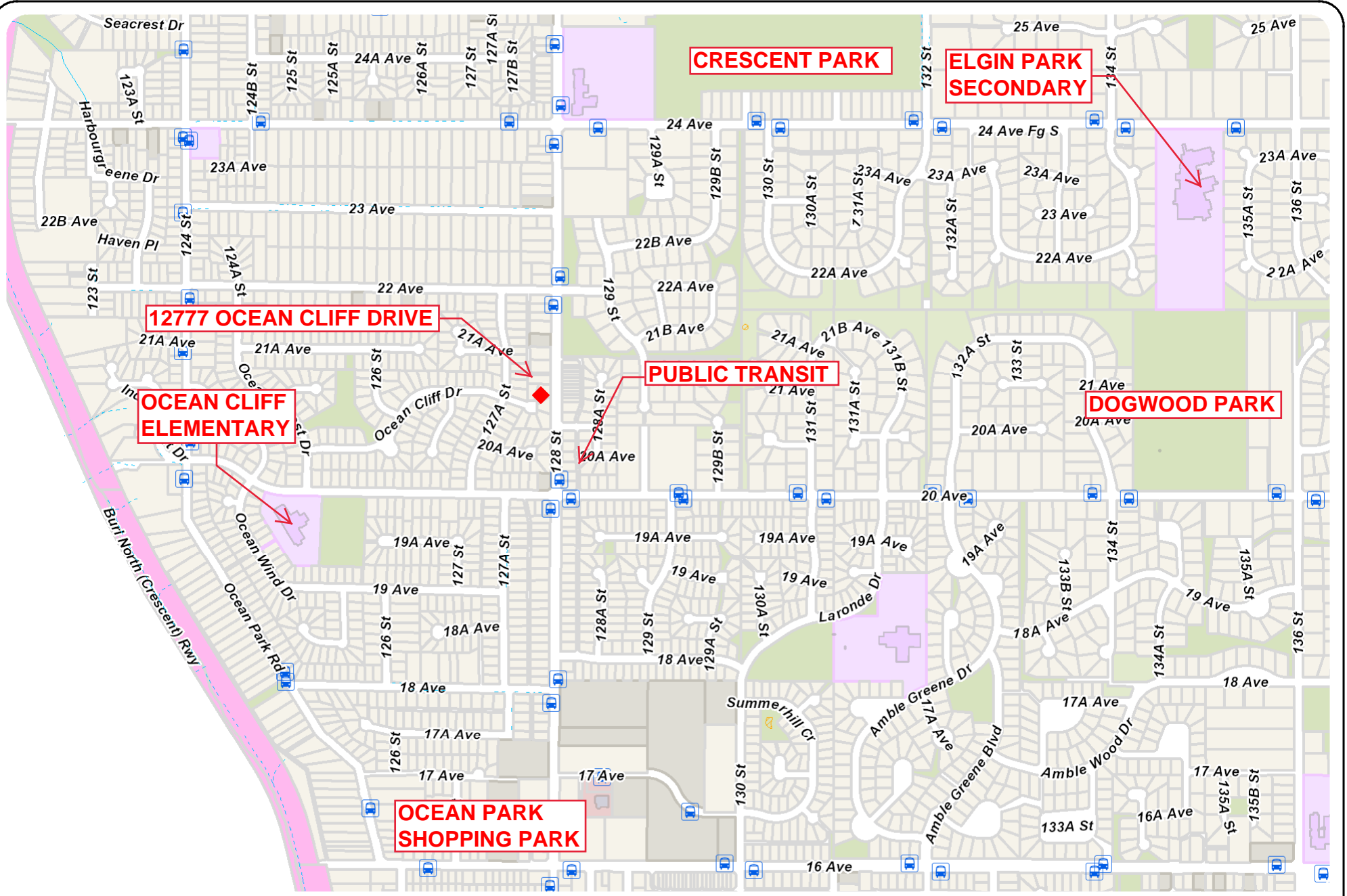
**ZONING: RF**  
SINGLE FAMILY RESIDENTIAL ZONE

12777 Ocean Cliff Drive

Scale: 1:400

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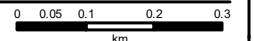




12777 Ocean Cliff Drive

Scale: 1:11,100

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