











Presented by:

Beebe Cline - PREC

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



Active
R2493347

Board: F
House/Single Family

2521 164A STREET

South Surrey White Rock
Grandview Surrey
V3Z 0S2

Residential Detached

\$1,260,000 (LP)

(SP)



Sold Date:	Frontage (feet):	26.00	Original Price: \$1,260,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2018
Depth / Size: 118	Bathrooms:	4	Age: 2
Lot Area (sq.ft.): 3,242.00	Full Baths:	3	Zoning: RF-10
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,626.57
Rear Yard Exp: West			For Tax Year: 2019
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: City/Municipal			

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 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**

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**
 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, Stove, Vacuum - Roughed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 10'5			x			x
Main	Kitchen	13'1 x 8'4	Bsmt	Living Room	13'11 x 9'7			x
Main	Dining Room	12'7 x 8'0	Bsmt	Kitchen	9'9 x 14'0			x
Main	Office	10'7 x 5'11	Bsmt	Eating Area	8'0 x 14'0			x
		x	Bsmt	Bedroom	11'0 x 9'5			x
Above	Master Bedroom	13'11 x 12'5	Bsmt	Utility	6'4 x 4'10			x
Above	Walk-In Closet	7'3 x 4'5			x			x
Above	Bedroom	13'3 x 9'0			x			x
Above	Walk-In Closet	5'8 x 3'4			x			x
Above	Bedroom	11'0 x 9'0			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): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 834	Suite: Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total): 2,514 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz: 19'11x19'2
	Beds in Basement: 1 Beds not in Basement: 3	5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished, Separate Entry	6			No	
Grand Total: 2,514 sq. ft.		7			No	
		8			No	

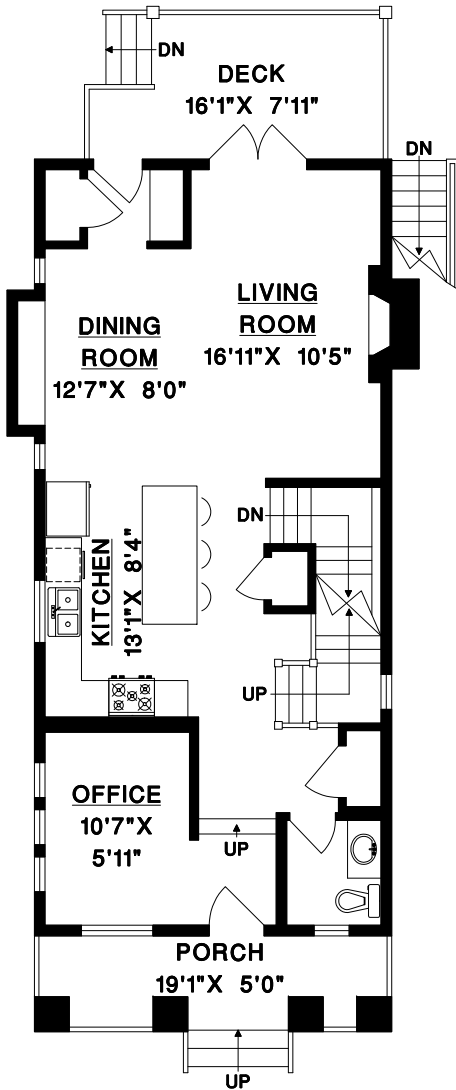
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

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 bdrms/3 bath + 1 bdrm LEGAL suite. Elegant & well designed 2,514 sqft. 10'ceilings on main, emphasized w/ oversized windows, high drs, wide plank hardwood flooring, 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 ceiling, generous walk-in closet & spa ensuite w/ glass shower & 2 sinks. A fully fenced, private west facing grassed yard/patio. Detached dbl garage w/ lane access. Easy walk to Southridge or Pacific Heights, the aquatic centre & 100's of shopping options at Grandview Corners.

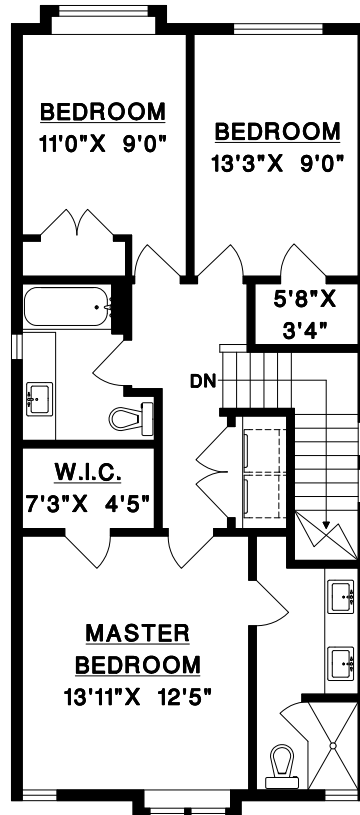
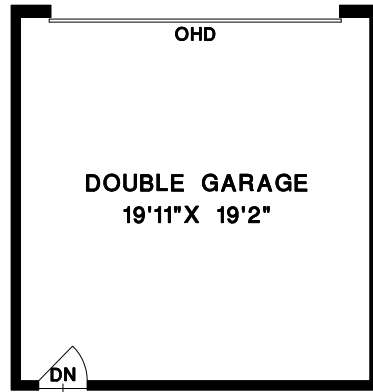


BEEBE CLINE

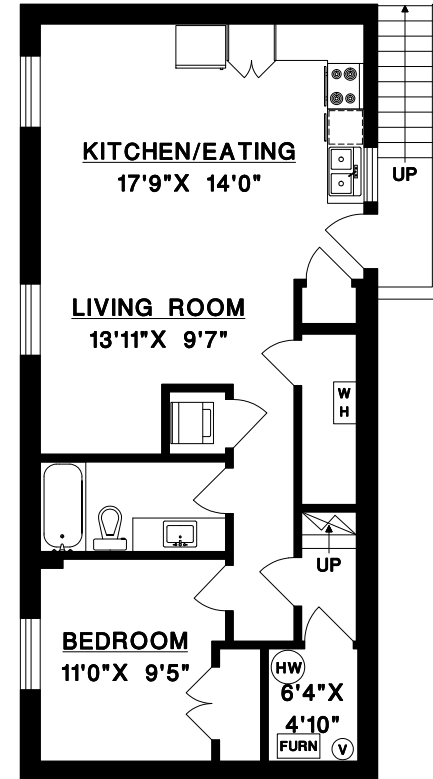
BUS: 604-531-1909
 CEL: 604-830-7458
 www.whiterocklifestyles.com



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.

2521 164A STREET,
 SURREY, B.C.



DRAWN BY: CN
 DATE: JUNE 2010
 REVISED:



2521 164A STREET

PROPERTY COST				
		Amount		
List Price		\$ 1,260,000.00		
REVENUE				
			Monthly	Yearly
Total Potential Revenue from Suite			\$1,350.00	\$16,200.00
Total Potential Revenue for Entire Home			\$3,300.00	\$38,400.00
EXPENSES				
	Monthly/Yearlys	Amount	Monthly	Yearly
Property Taxes		\$4,626.57	\$385.55	\$4,626.57
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		5%	\$165.00	\$1,980.00
Total Expenses			\$ 935.55	\$ 11,226.57

- * 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

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

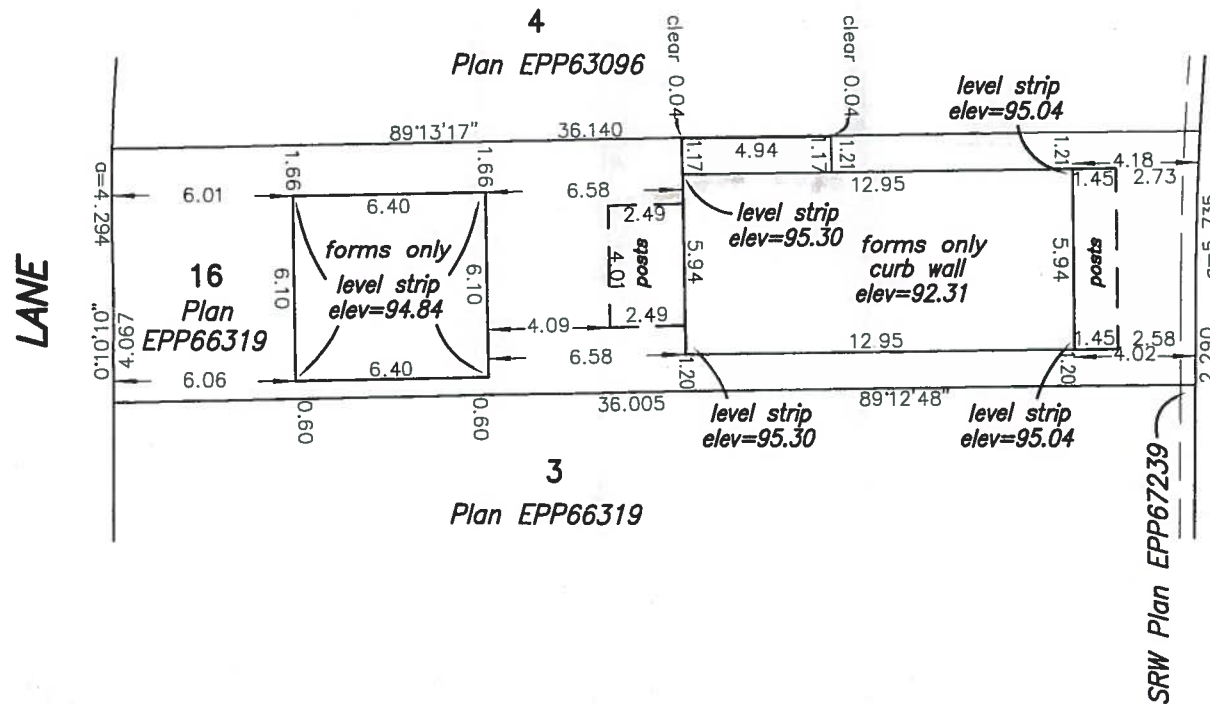
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This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



SCALE - 1 : 250
 All distances are in metres

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



164A STREET

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	



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, 2018.

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

Page 1 of 1

Lee Macleod

604-591-4121



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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

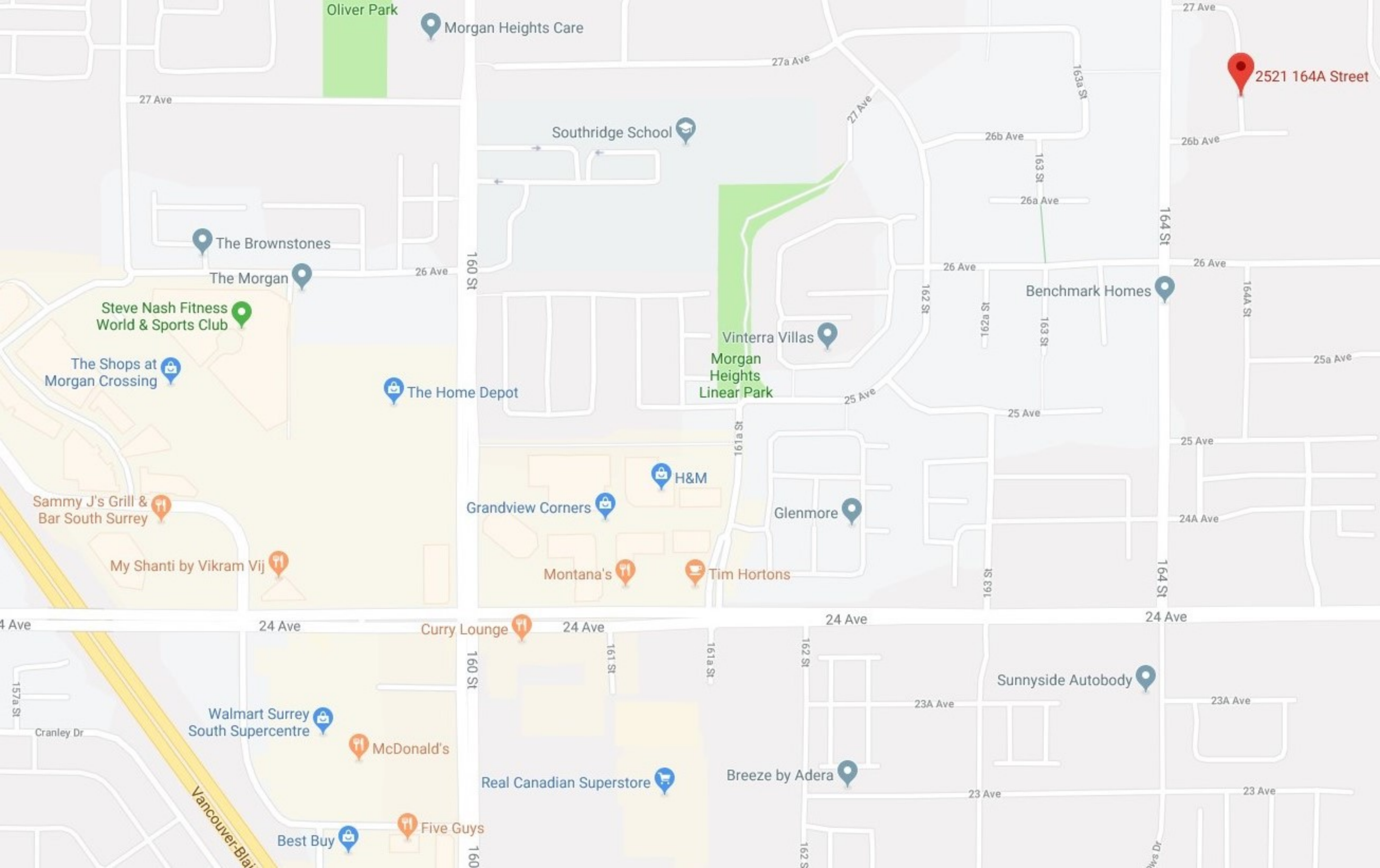
Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

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

Oliver Park

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

Vinterra Villas
Morgan Heights Linear Park

Grandview Corners

H&M

Glenmore

Montana's

Tim Hortons

Curry Lounge

Walmart Surrey South Supercentre

McDonald's

Real Canadian Superstore

Best Buy

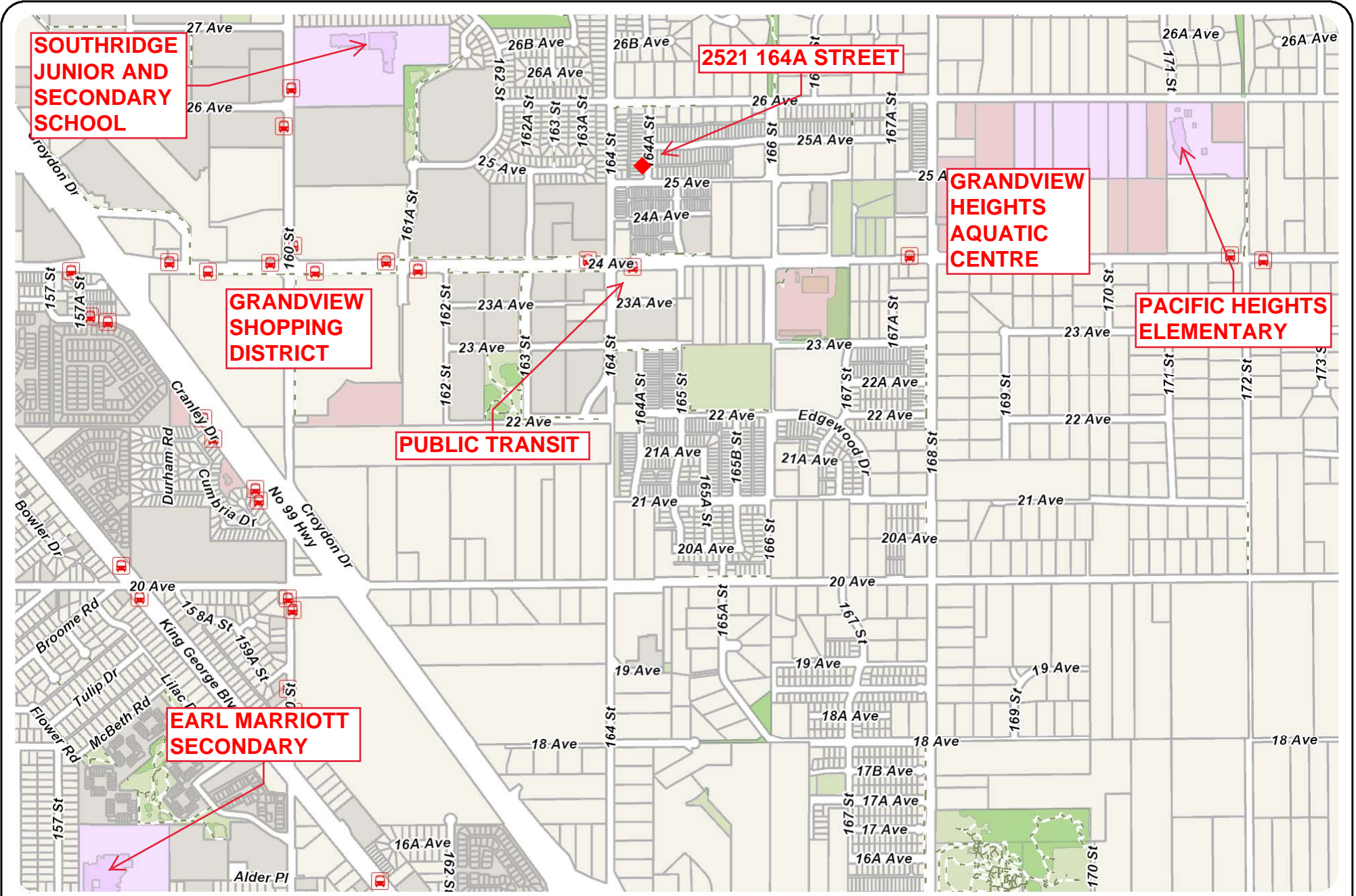
Five Guys

Breeze by Adera

Sunnyside Autobody

Benchmark Homes

2521 164A Street



2521 164A Street

Scale: 1:12,900

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: 2019-06-15

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

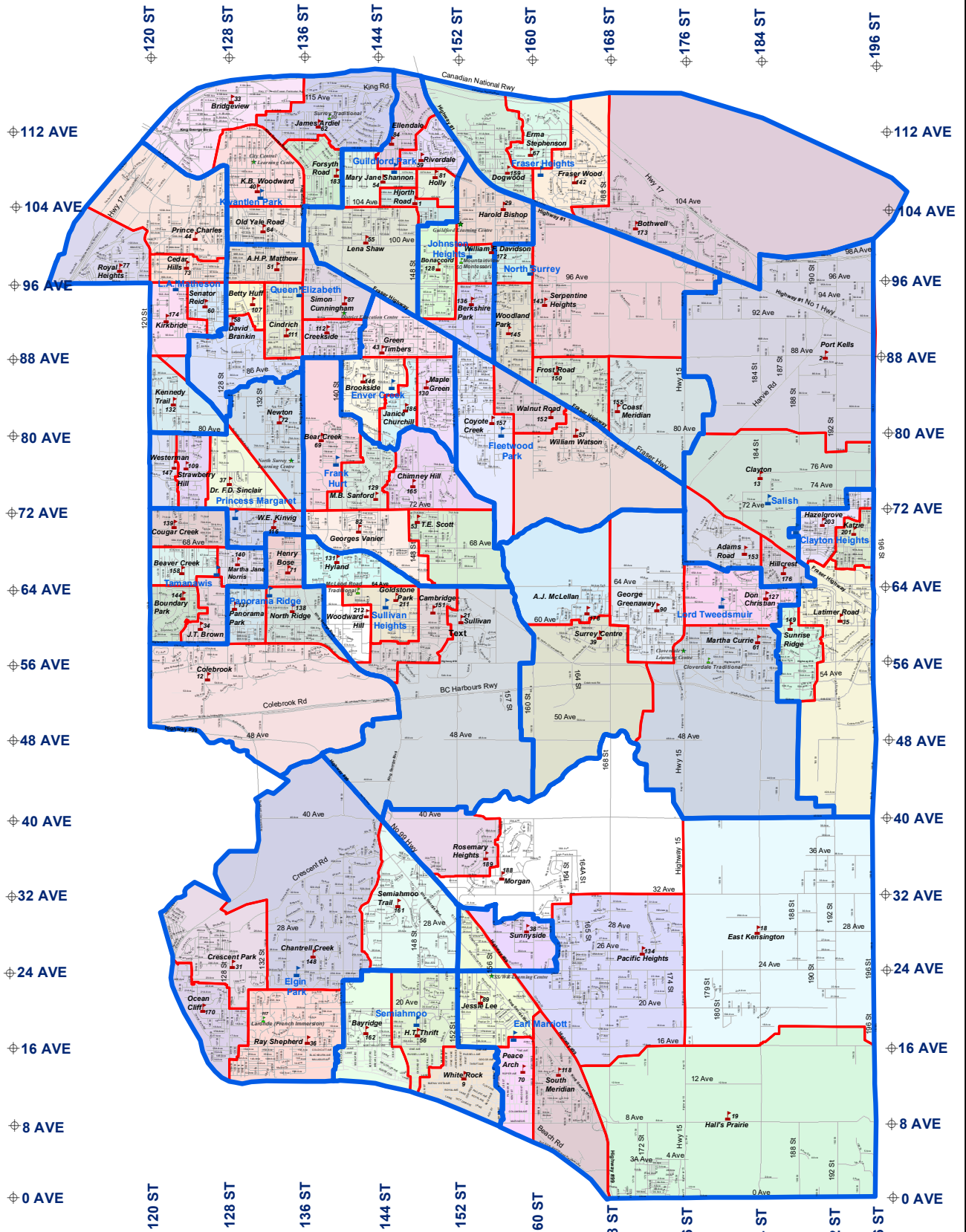
Elementary Schools cont'd

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

2019-20 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Merdian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	Private Schools		2017/18 Ranking		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	Secondary Schools		2017/18 Ranking		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10