















Presented by:

Beebe Cline - PREC

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



Active
R2505365
Board: F
House with Acreage

3501 140 STREET

South Surrey White Rock
Sunnyside Park Surrey
V4P 2B1

Residential Detached

\$4,600,000 (LP)

(SP)



Sold Date:	Frontage (feet):	153.96	Original Price: \$4,600,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2008
Depth / Size: 285.06(1AC)	Bathrooms:	6	Age: 12
Lot Area (sq.ft.): 43,500.00	Full Baths:	4	Zoning: SFD
Flood Plain: No	Half Baths:	2	Gross Taxes: \$15,331.92
Rear Yard Exp: West			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-198-011
			Tour: Virtual Tour URL
View:	Yes: North Shore Mountains		
Complex / Subdiv:	Sunnyside / Ocean Park		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: **3 Storey**
 Construction: **Concrete, Frame - Metal, Frame - Wood**
 Exterior: **Glass, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Full**
 # of Fireplaces: **5**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Tile - Composite**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
 Dist. to Public Transit: **1/2 blk** Dist. to School Bus: **3 blks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **Yes: Monitored alarm with Cameras**
 Fixtures Rmvd: **No**
 Floor Finish: **Concrete**

Legal: **LOT 19 DISTRICT LOT 157 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 54065**

Amenities: **Air Cond./Central, Exercise Centre, Garden, Guest Suite, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Pantry, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'11 x 8'3	Main	Storage	16'11 x 8'8	Below	Gym	16'1x 15'1
Main	Office	17'10 x 12'4	Above	Master Bedroom	20'6 x 13'11	Below	Gym	43'9x 18'4
Main	Office	13'3 x 12'4	Above	Walk-In Closet	14'7 x 13'6	Below	Sauna	4'10x 3'2
Main	Kitchen	24' x 14'7	Above	Bedroom	16'0 x 13'8	Below	Media Room	19'7x 12'2
Main	Eating Area	9'11 x 5'4	Above	Bedroom	16'0 x 13'5	Below	Kitchen	10'0x 12'0
Main	Dining Room	17'3 x 13'2	Above	Laundry	11'2 x 9'6	Main	Wok Kitchen	11'10x 5'10
Main	Living Room	23'3 x 18'0	Above	Storage	10'0 x 5'6	Below	Utility	9'9x 8'0
Main	Family Room	17'1 x 15'1	Above	Nook	10'8 x 5'11	Below	Living Room	24'2x 22'10
Main	Games Room	18'2 x 16'2	Above	Recreation	26'9 x 17'2	Below	Bedroom	10'0 x 12'0
Main	Bedroom	13'2 x 12'10	Above	Bar Room	17'10 x 14'0			x

Finished Floor (Main):	3,638	# of Rooms:	29	Bath	1	Below	3	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 36'2x29'10 Grg Dr Ht: 7'
Finished Floor (Above):	3,012	# of Kitchens:	3	2	Below	3	No			
Finished Floor (Below):	2,381	# of Levels:	3	3	Above	2	No			
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	4	Above	4	Yes			
Finished Floor (Total):	9,031 sq. ft.	Crawl/Bsmt. Height:		5	Above	5	Yes			
Unfinished Floor:	0	Beds in Basement:	0	6	Main	2	No			
Grand Total:	9,031 sq. ft.	Beds not in Basement:	5	7			No			
		Basement:	Full, Fully Finished, Separate Entry	8			No			

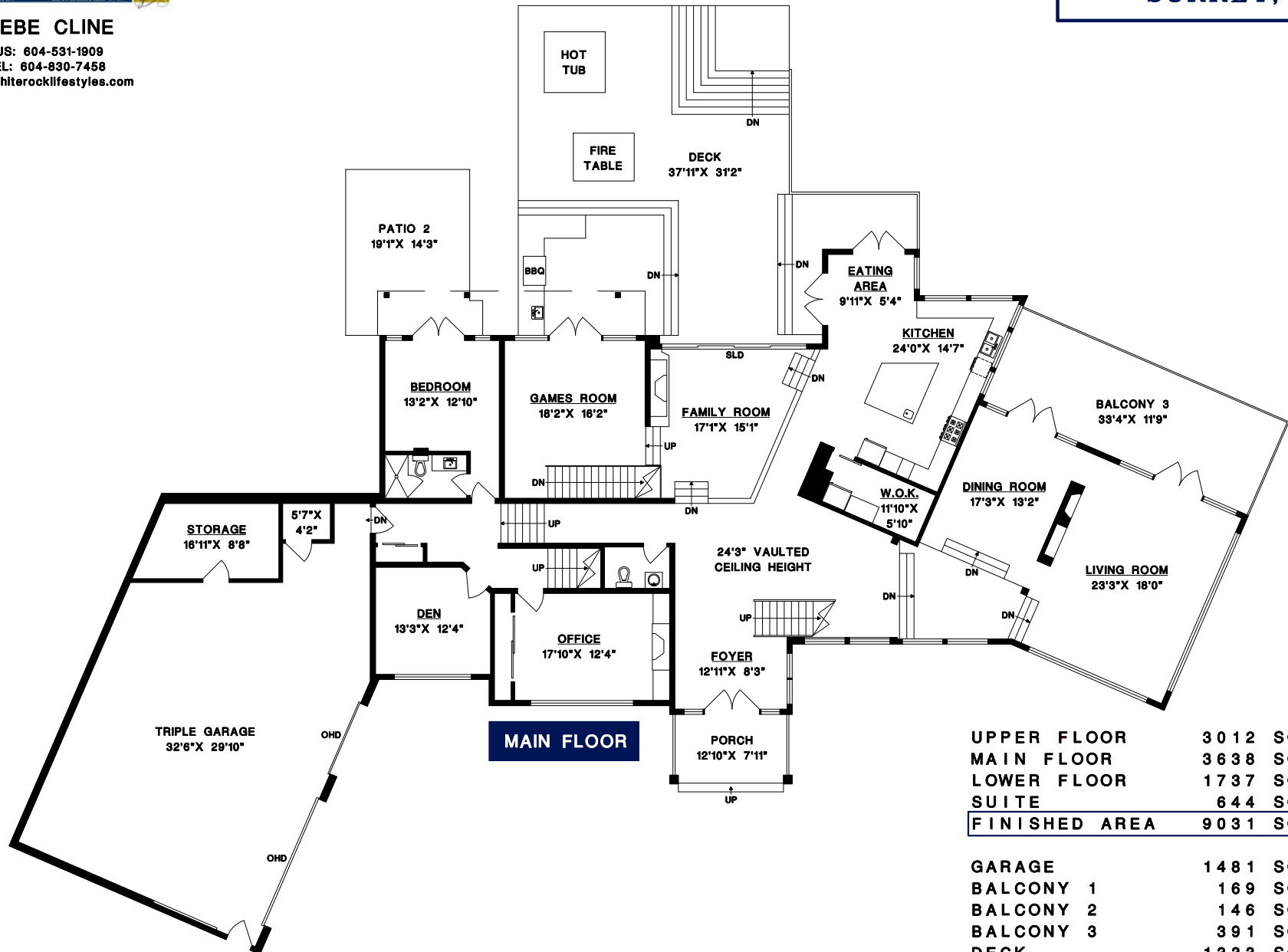
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Architectural, contemporary designed structural w/ combination of steel & wood framing, w/ concrete & commercial glass doors & curtain window walls. This gated estate offers a lush acre of privacy & sun . Lge outdoor area w/ spa, lounge areas, fire pit & built in BBQ centre. Interior is dramatic 24 ft vaults, a complete visual connection w/ outdoors. Heated, polished concrete flooring thru-out 9,000 sqft living space on 3 levels, central A/C. Formal living, dining rm, custom gourmet kitchen w/ eating area, separate wok kitch, family rm, games rm, double offices & guest bdrm suite on main. A separate staircase leads to fun above, 700 sqft party rm w/ wet bar. Family bdrms accessed by separate staircase, grand master bdrm w/ 200 sqft dressing rm + 2 bdrms. Below: gym, media & nanny suite.

BEEBE CLINE

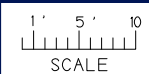
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com

**3501 140TH STREET,
SURREY, B.C.**



UPPER FLOOR	3 0 1 2	SQ. FT.
MAIN FLOOR	3 6 3 8	SQ. FT.
LOWER FLOOR	1 7 3 7	SQ. FT.
SUITE	6 4 4	SQ. FT.
FINISHED AREA	9 0 3 1	SQ. FT.

GARAGE	1 4 8 1	SQ. FT.
BALCONY 1	1 6 9	SQ. FT.
BALCONY 2	1 4 6	SQ. FT.
BALCONY 3	3 9 1	SQ. FT.
DECK	1 3 3 3	SQ. FT.
PATIO 1	1 7 8	SQ. FT.
PATIO 2	2 7 8	SQ. FT.
PORCH	1 0 2	SQ. FT.



DRAWN BY: CN
DATE: SEPTEMBER 2020
REVISED:

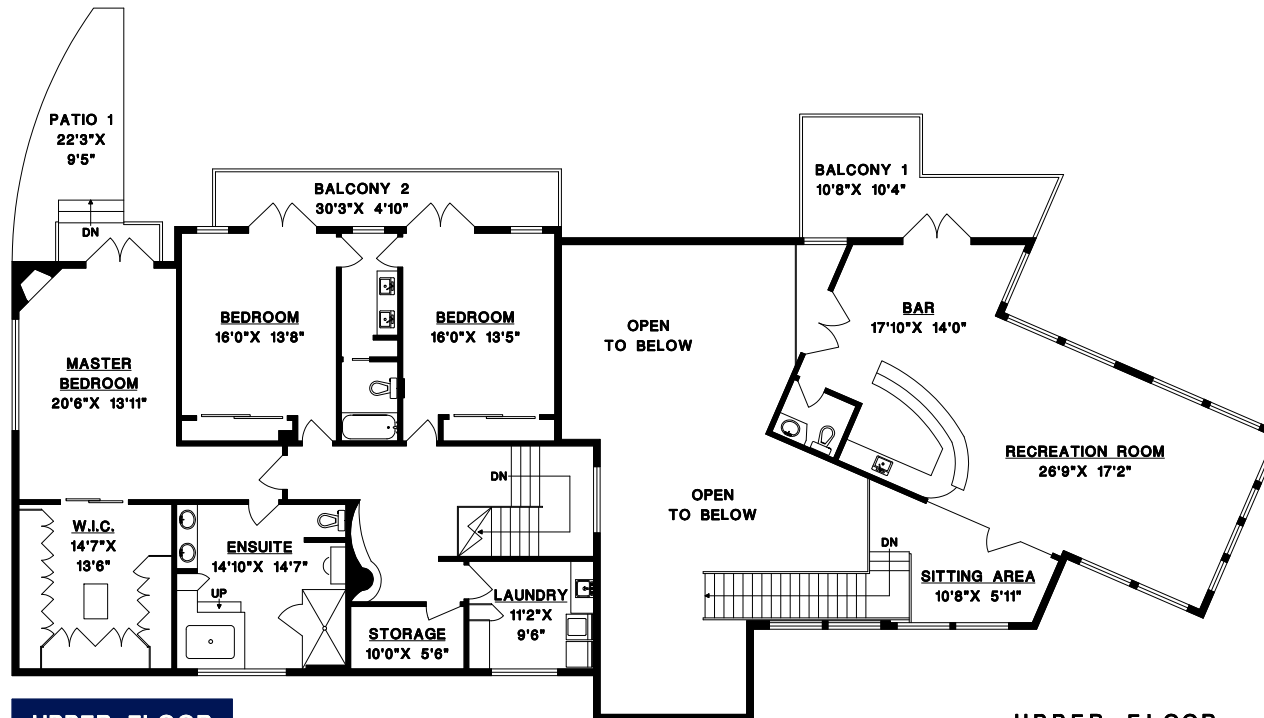
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UPPER FLOOR

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PATIO 2	2 7 8	SQ. FT.
PORCH	1 0 2	SQ. FT.



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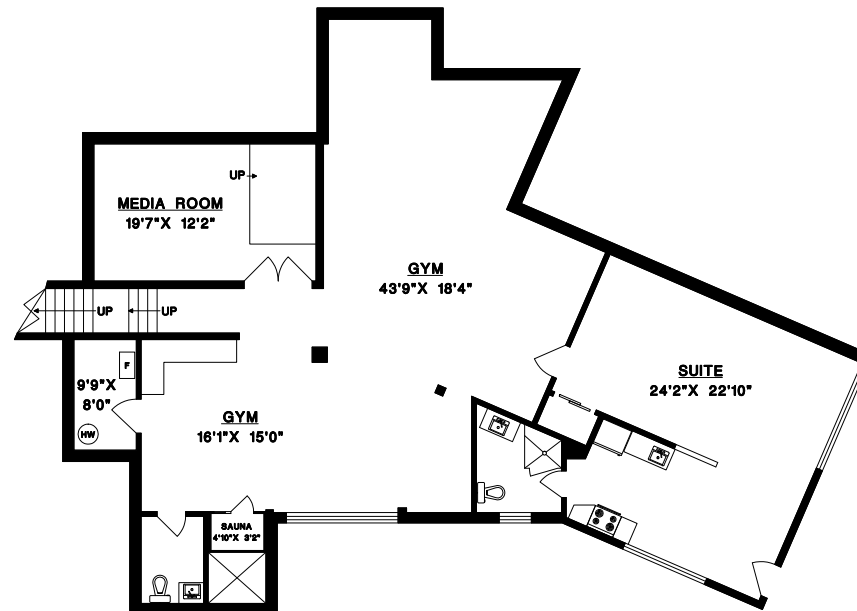
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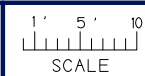
**3501 140TH STREET,
SURREY, B.C.**



LOWER FLOOR

UPPER FLOOR	3012	SQ. FT.
MAIN FLOOR	3638	SQ. FT.
LOWER FLOOR	1737	SQ. FT.
SUITE	644	SQ. FT.
FINISHED AREA	9031	SQ. FT.

GARAGE	1481	SQ. FT.
BALCONY 1	169	SQ. FT.
BALCONY 2	146	SQ. FT.
BALCONY 3	391	SQ. FT.
DECK	1333	SQ. FT.
PATIO 1	178	SQ. FT.
PATIO 2	278	SQ. FT.
PORCH	102	SQ. FT.



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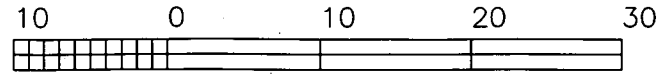
3501 140 STREET				
PROPERTY COST		Amount		
List Price		\$ 4,600,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$15,331.92	\$1277.66	\$15,331.92
Insurance (Includes Earthquake)		\$12,430.00	\$1035.83	\$12,430.00
Hydro		\$6,000.00	\$500.00	\$6,000.00
Gas		\$4,000.00	\$333.33	\$4,000.00
Landscaping (General Maitenance)		\$2,400.00	\$200.00	\$2,400.00
Landscaping (Annual Fall Cleanup)		\$2,000.00	\$166.67	\$2,000.00
Power & Window Washing		\$6,000.00	\$500.00	\$6,000.00
Total Expenses			\$ 4,013.49	\$ 48,161.92

* Expenses are based on estimated figures only and should be verified if deemed important

**B.C. LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE ON LOT 19,
DISTRICT LOT 157, GROUP 2, N.W.D.,
PLAN 54065**

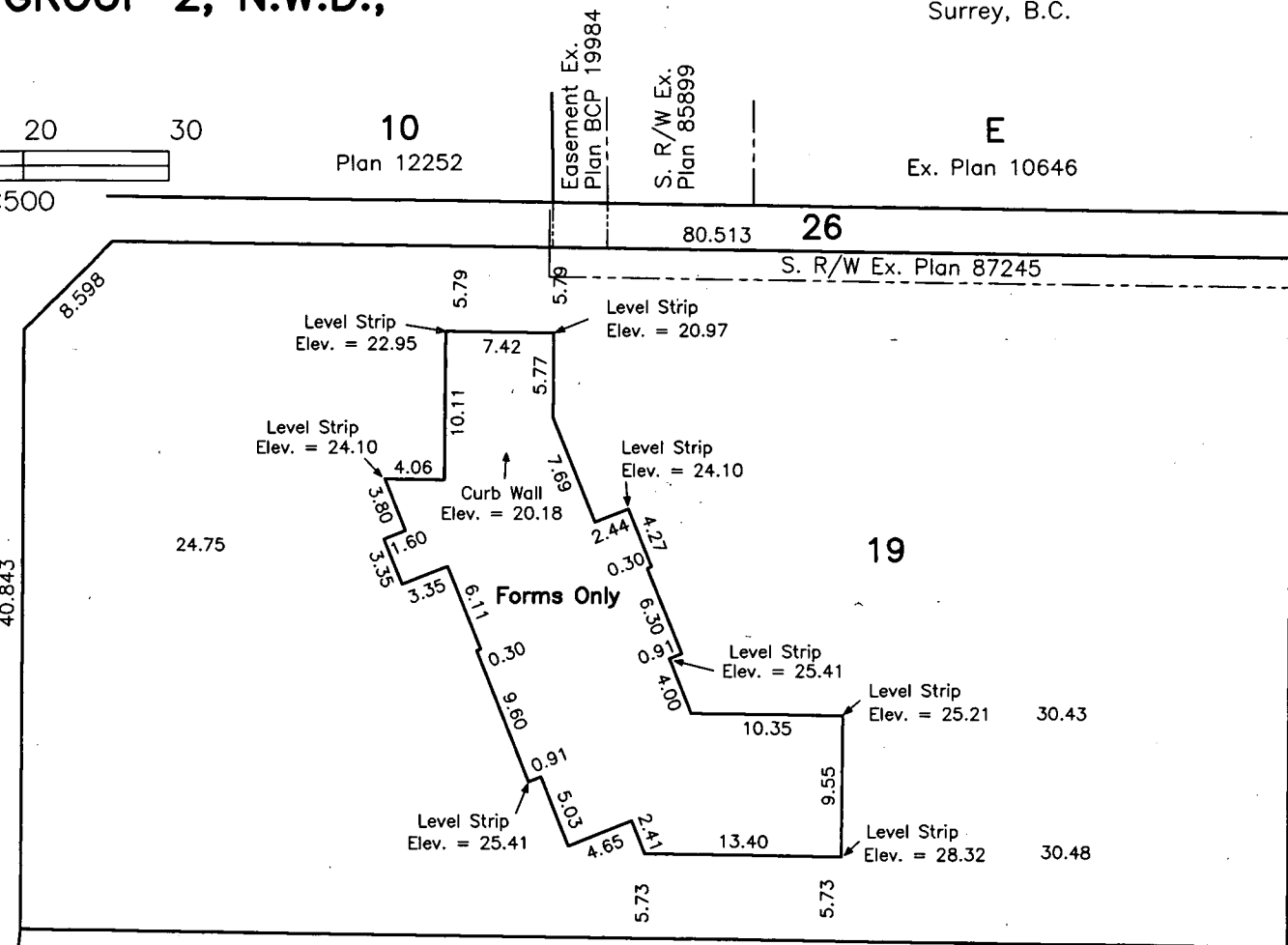
Civic Address:
3481 - 140th Street
Surrey, B.C.

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.

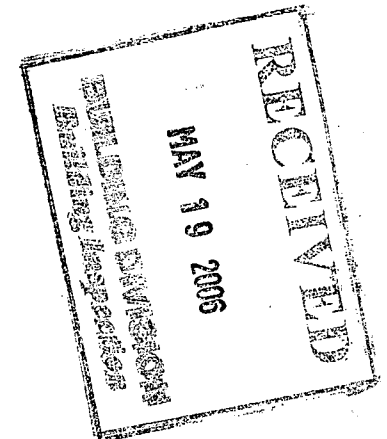


GRAPHIC SCALE - METRES 1:500

Dimensions are shown in metres.



P.I.D. 005-198-011
List of document numbers of any documents registered on title which may affect the location of improvements that have not been defined by survey or description.
BX199051; BX199053; BA67345

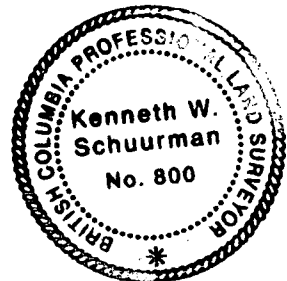


140th STREET

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 15th day of

May 2006.
Ken Schuurman B.C.L.S.



This plan was prepared 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 203 - 6333 - 148th ST.
Surrey, B.C. V3S 3C3
Phone 597-3777
Fax 597-3783
File: 4168-CE



SURREY
CITY OF PARKS

CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3J

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT



LEGAL

3121-140

H19 D1157 DL4405

SURREY
CITY OF PARKS

BUILDING PERMIT No.

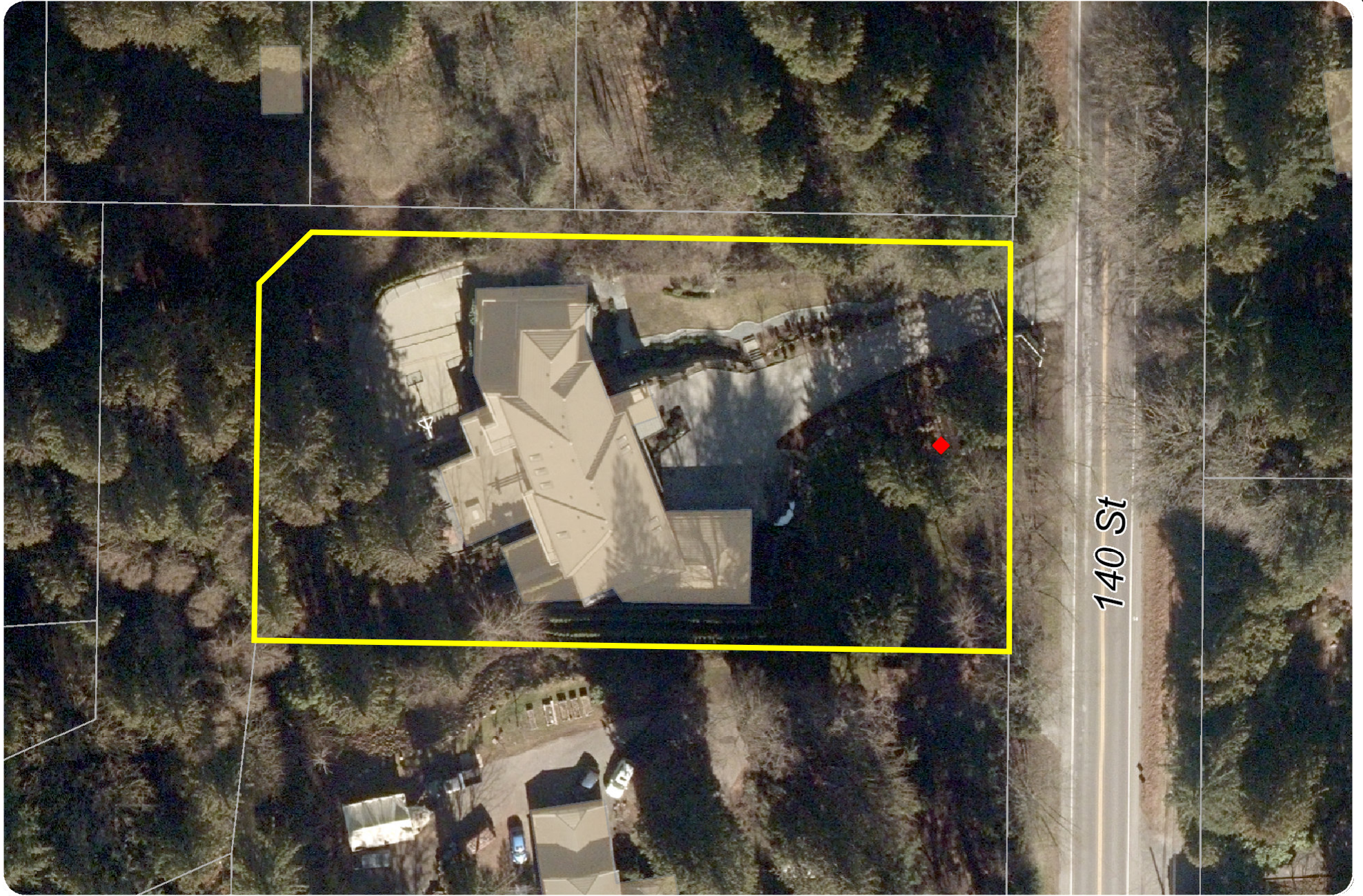
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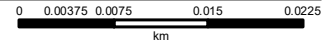
BUILDING INSPECTOR
PER N. MARACH
MANAGER, BUILDING DIVISION



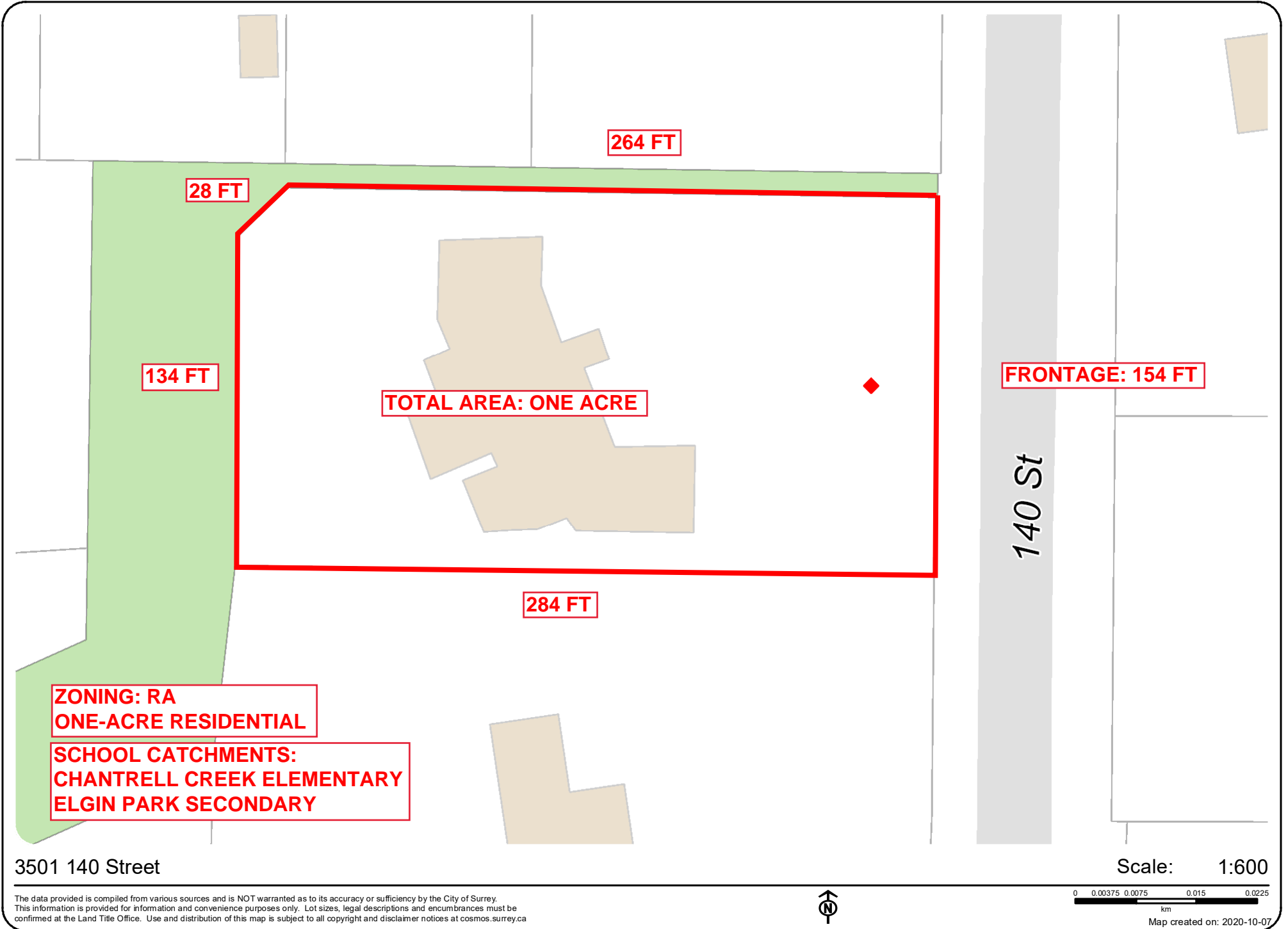
3501 140 Street

Scale: 1:600

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Map created on: 2020-10-07



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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.

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

Sunnyside Acres Urban Forest Park

14500 BLOCK 24 AVE

Sunnyside Acres was declared an urban forest in 1988, making it one of the first designated urban forest parks in Canada.

Sunnyside Acres is an oasis in the middle of a bustling city and offers visitors the chance to walk through a beautiful second growth forest. After it was logged in the early 1900s the forest was left to regenerate on its own, resulting in a wide array of plants and animals. From the yellow and orange vine maples in fall, and frost covered leaves in winter, to the lacy green bleeding hearts in spring and the rare rattlesnake plantain orchid in summer – be prepared to be inspired in every season.



LEGEND

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

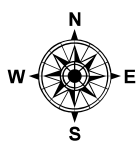
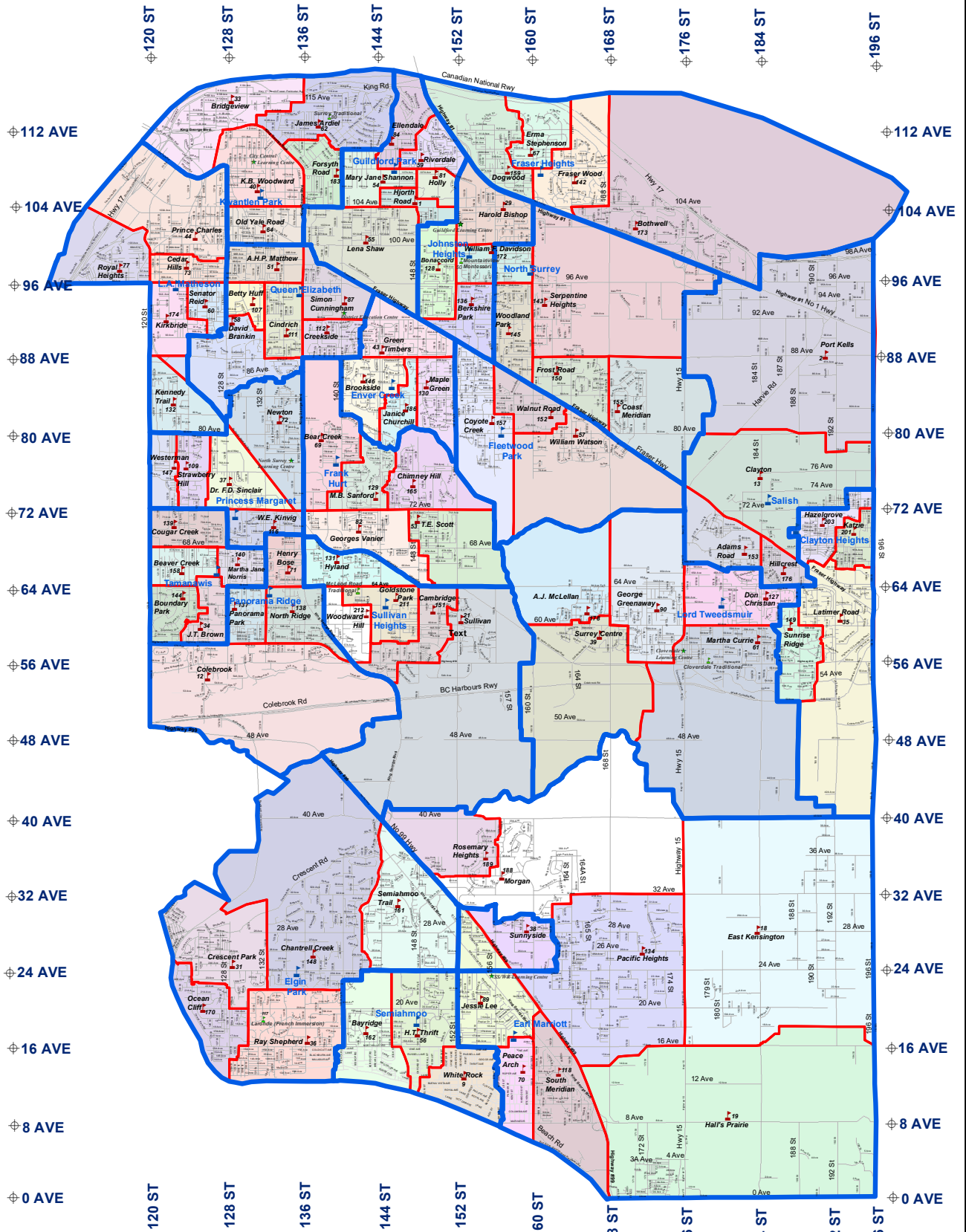


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2019-20 Boundary Catchment



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 Meridian 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