











Presented by:

Beebe Cline - PREC

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



Active
R2489369

Board: F
House/Single Family

12961 21A AVENUE

South Surrey White Rock
Elgin Chantrell
V4A 8H5

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	76.00	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1987
Depth / Size: 130'/168'/15	Bathrooms:	3	Age: 33
Lot Area (sq.ft.): 13,982.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,937.76
Rear Yard Exp: Northwest			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-380-653
			Tour:

View: **Yes: Gardens**

Complex / Subdiv: **Ocean Park Terrace**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Wood**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **1 Blk** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: ADT Alarm monitored \$35 Month**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 4, PLAN NWP71163, PART NW1/4, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Security System,**

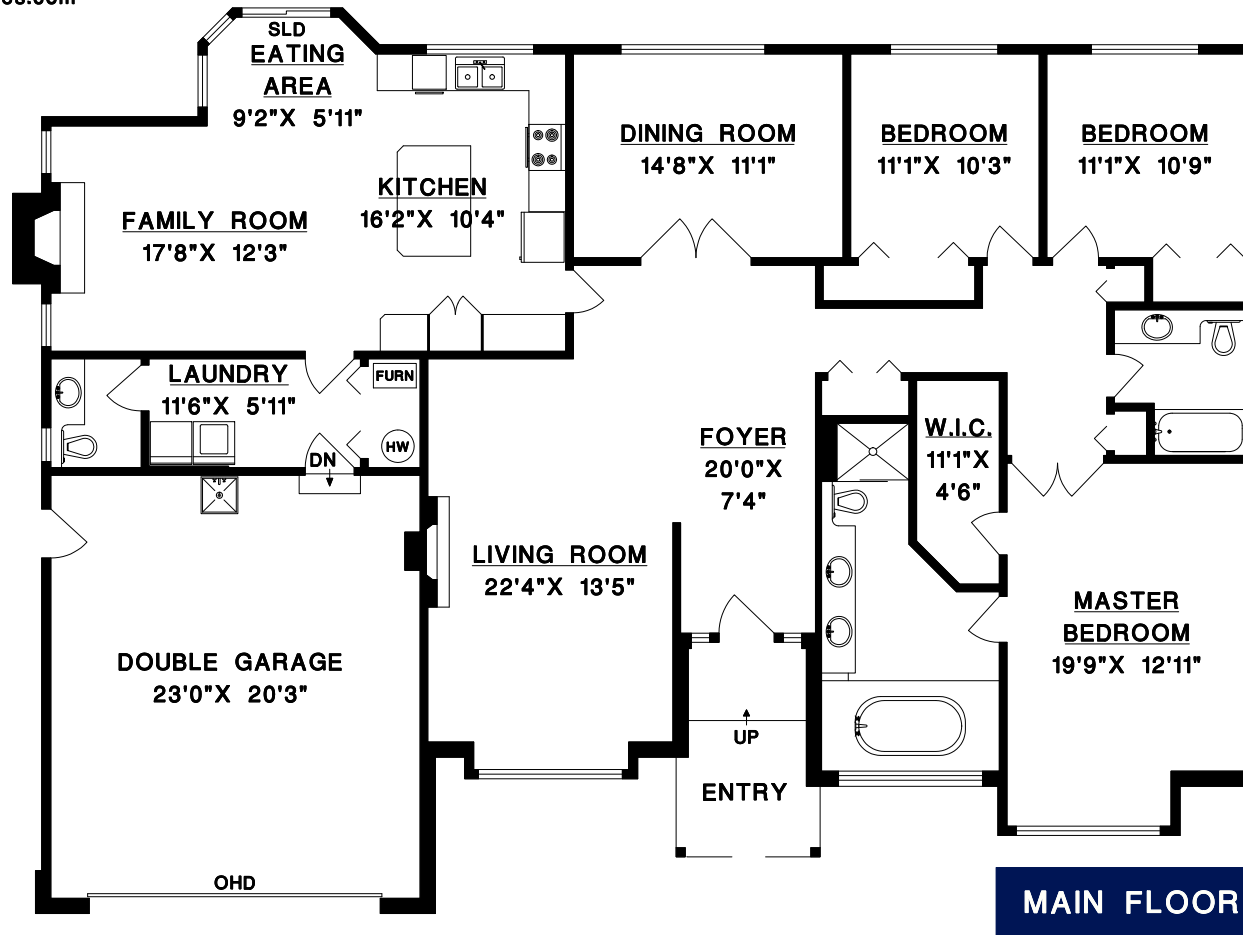
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	20' x 7'4	Main	Walk-In Closet	11'1 x 4'6			x
Main	Living Room	22'4 x 13'5			x			x
Main	Dining Room	14'8 x 11'1			x			x
Main	Kitchen	16'2 x 10'4			x			x
Main	Eating Area	9'2 x 5'11			x			x
Main	Family Room	17'8 x 12'3			x			x
Main	Laundry	11'6 x 5'11			x			x
Main	Bedroom	11'1 x 10'3			x			x
Main	Bedroom	11'1 x 10'9			x			x
Main	Master Bedroom	19'9 x 12'11			x			x
Finished Floor (Main):	2,260	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed: 10x10	
Finished Floor (Basement):	0	Suite: None	3	Main	5	Yes	Pool:	
Finished Floor (Total):	2,260 sq. ft.	Crawl/Bsmt. Height: 3'	4			No	Garage Sz: 23x20'3	
		Beds in Basement: 0	5			No	Grg Dr Ht:	
Unfinished Floor:	0	Beds not in Basement: 3	6			No		
Grand Total:	2,260 sq. ft.	Basement: Crawl	7			No		
			8			No		

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

Ocean Park Terrace rancher! Excellent floor plan 2,260 sqft on one level, no steps. 2/6 construction. Grand foyer entry, formal dining rm & elegant living rm. Bright, open kitchen w/ eating area looking out to patio-sundecks. Large entertaining size family/living rm. 3 bdrms & generous master bedroom is fully suited. Hardwood floors, natural gas stone fpl, new H/e furnace & hot water tank plus roof -8 years new. Plenty of space in gorgeous fenced yard. Private & serene, filled w/ sunshine plus fruit trees. 11 zone irrigation system. 1/2 acre gross density 13,986 sqft backing onto vast greenbelt park trail system. walk to schools: Crescent Park Elem + Elgin Secondary. Recreation, beach & shopping at Ocean Park Village & transit all close by. Oversized double garage + 4 cars in driveway.

BEEBE CLINE

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



MAIN FLOOR	2260	SQ. FT.
FINISHED AREA	2260	SQ. FT.

GARAGE	498	SQ. FT.
ENTRY	79	SQ. FT.



DRAWN BY: CN
DATE: AUGUST 2020
REVISED:



DISTRICT OF SURREY
Permits and License Department

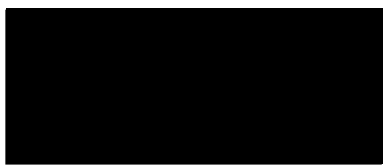
14245 - 56th Avenue, Surrey
British Columbia, Canada V3W 1J2

Telephone
604, 591 4220

D. MAGNUSSON, P.Eng., Chief Inspector

April 16, 1987

File: 12961-02150



Dear Sir:

Re: Final Occupancy Certificate for
Single-Family Dwelling
at 12961 - 21A Avenue, Surrey
Permit # 43129
Lot 4, NW 1/4, Sec. 17, Tp. 1, Plan 71163

An inspection was conducted by this Department on April 13, 1987, and pursuant to the provisions of Section 1.8., Surrey Building By-law, 1973, No. 4128, the building located at the above referenced premises is now approved for occupancy.

Yours truly,

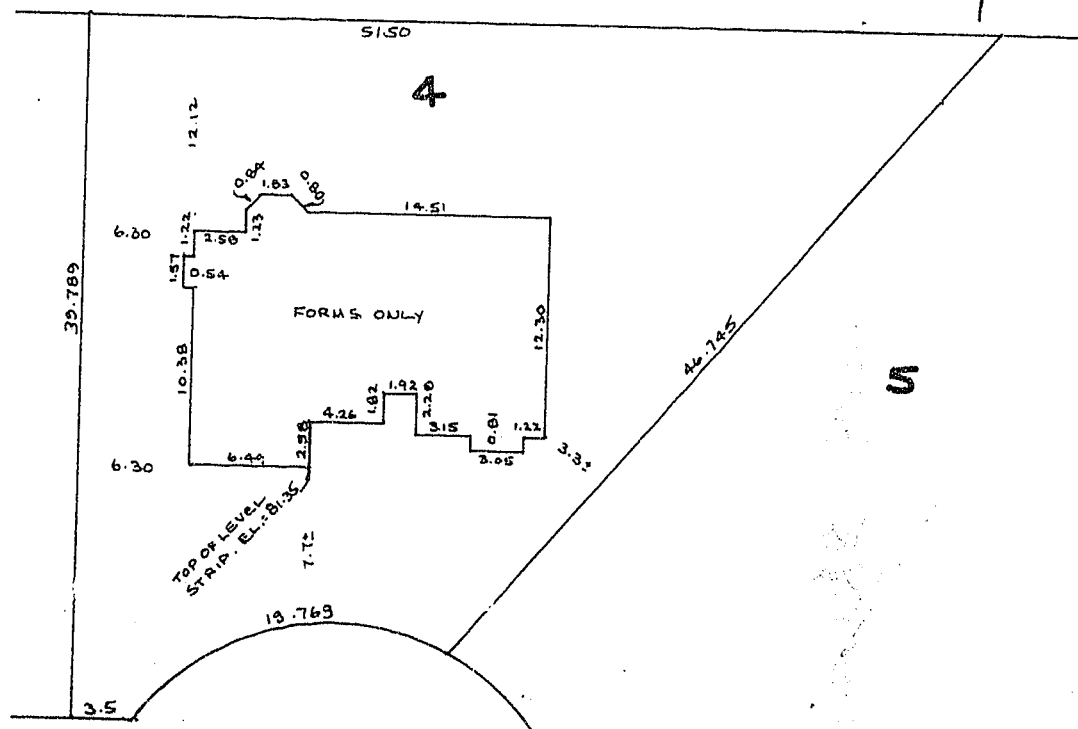
D. Magnusson

D. Magnusson, P. Eng.
Chief Inspector

RDP/bb/8727B-1

PLAN SHOWING LOCATION OF FORMS ON LOT 4, SEC. 17, TP. 1, N.W.D., PLAN 71163

Scale - 1 : 400



ROAD

ALLAN OLSEN
BRITISH COLUMBIA LAND SURVEYOR
1148 JOHNSTON ROAD
WHITE ROCK, B.C. V4B 3Y6
TELEPHONE : 531-4067

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 correct
dimensions of the above described
property.

CERTIFIED CORRECT

Allan Olsen

B. C. L. S.

Dated this 7 day of APRIL, 1986

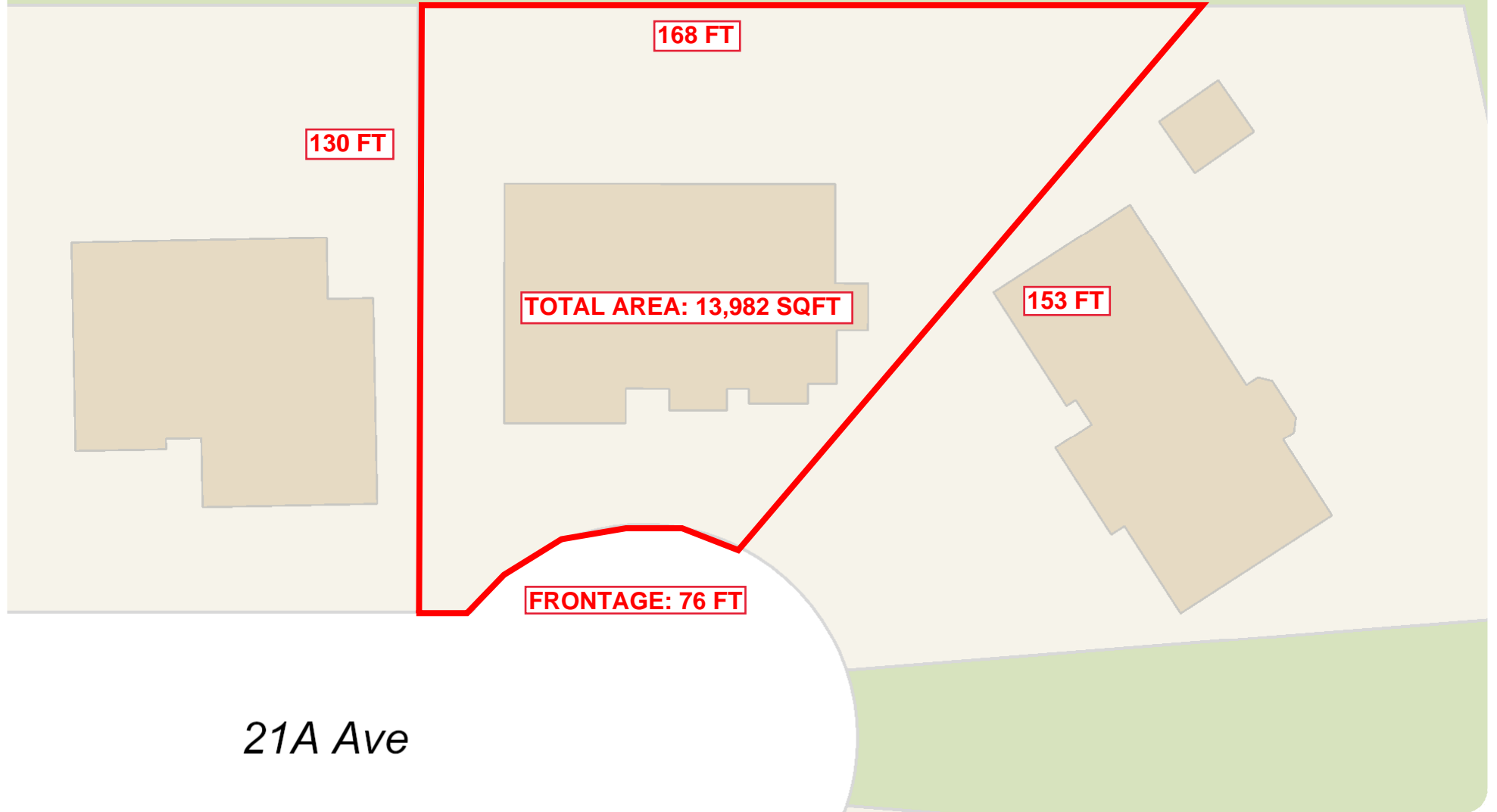
Your Ref. -

Our File - 5926-86



SCHOOL CATCHMENTS:
CRESCENT PARK ELEMENTARY
ELGIN PARK SECONDARY

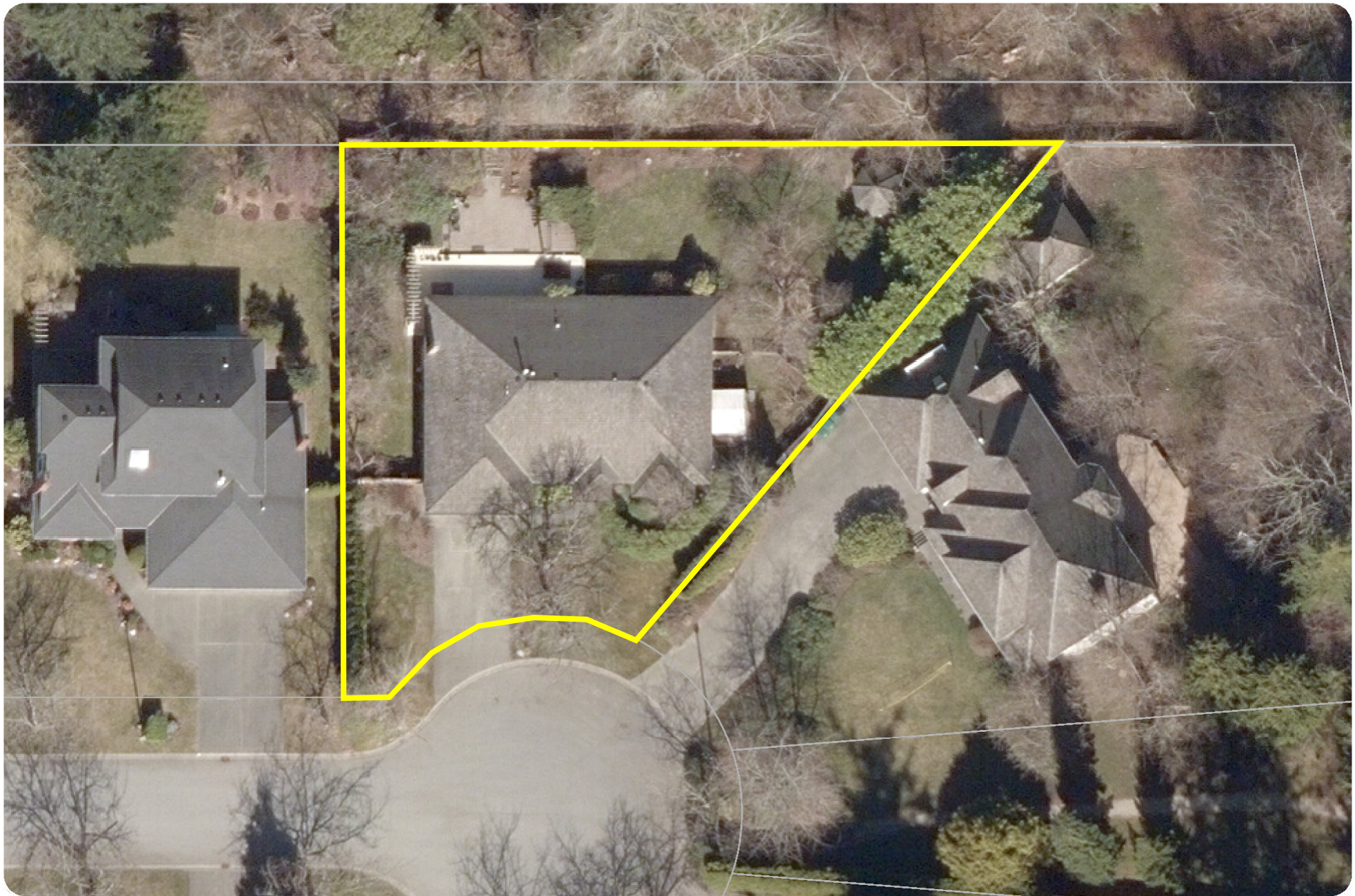
ZONING: RH-G
HALF-ACRE RESIDENTIAL GROSS DENSITY



12961 21A Avenue

Scale: 1:375





12961 21A Avenue

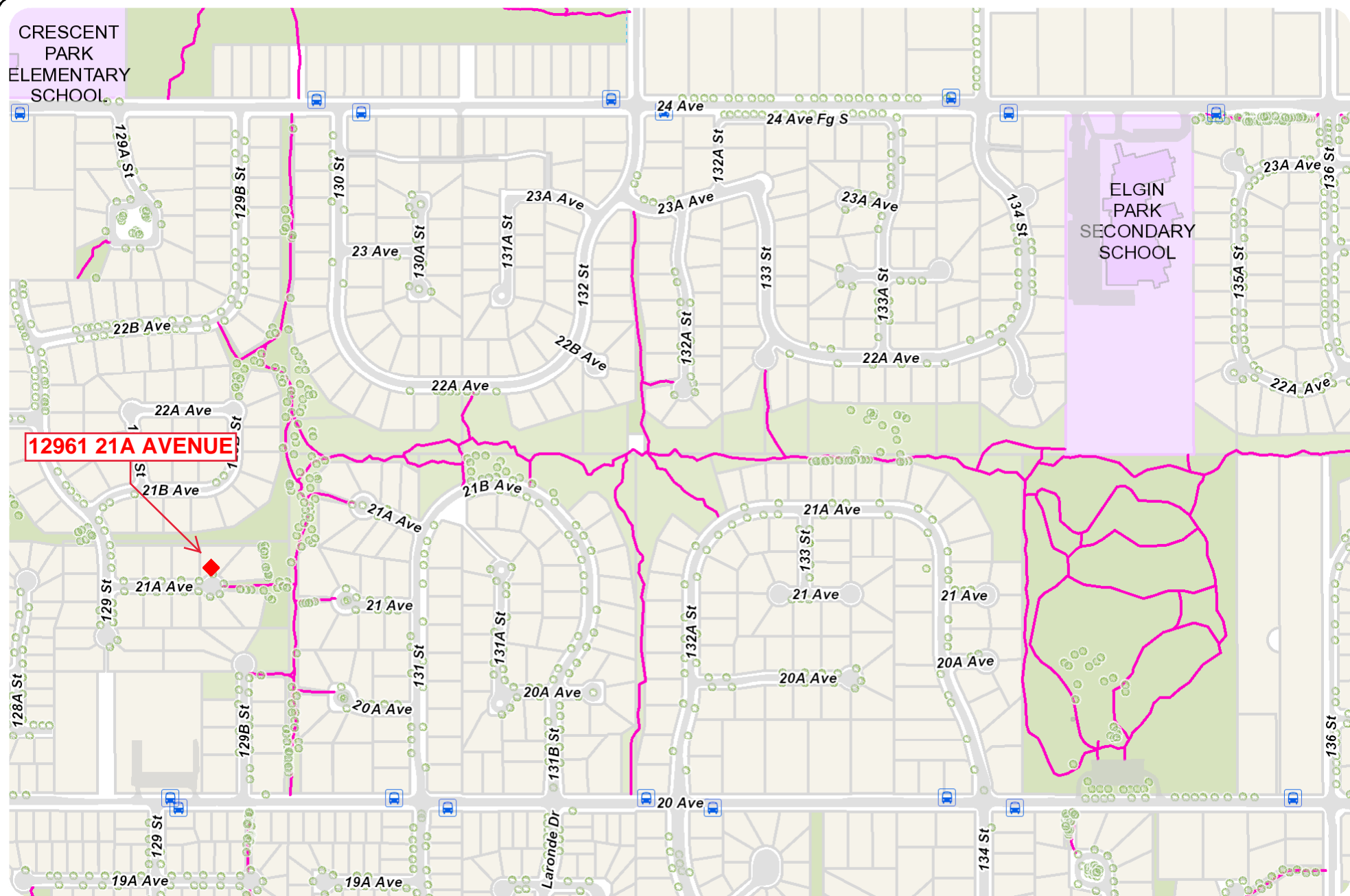
Scale: 1:375

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km

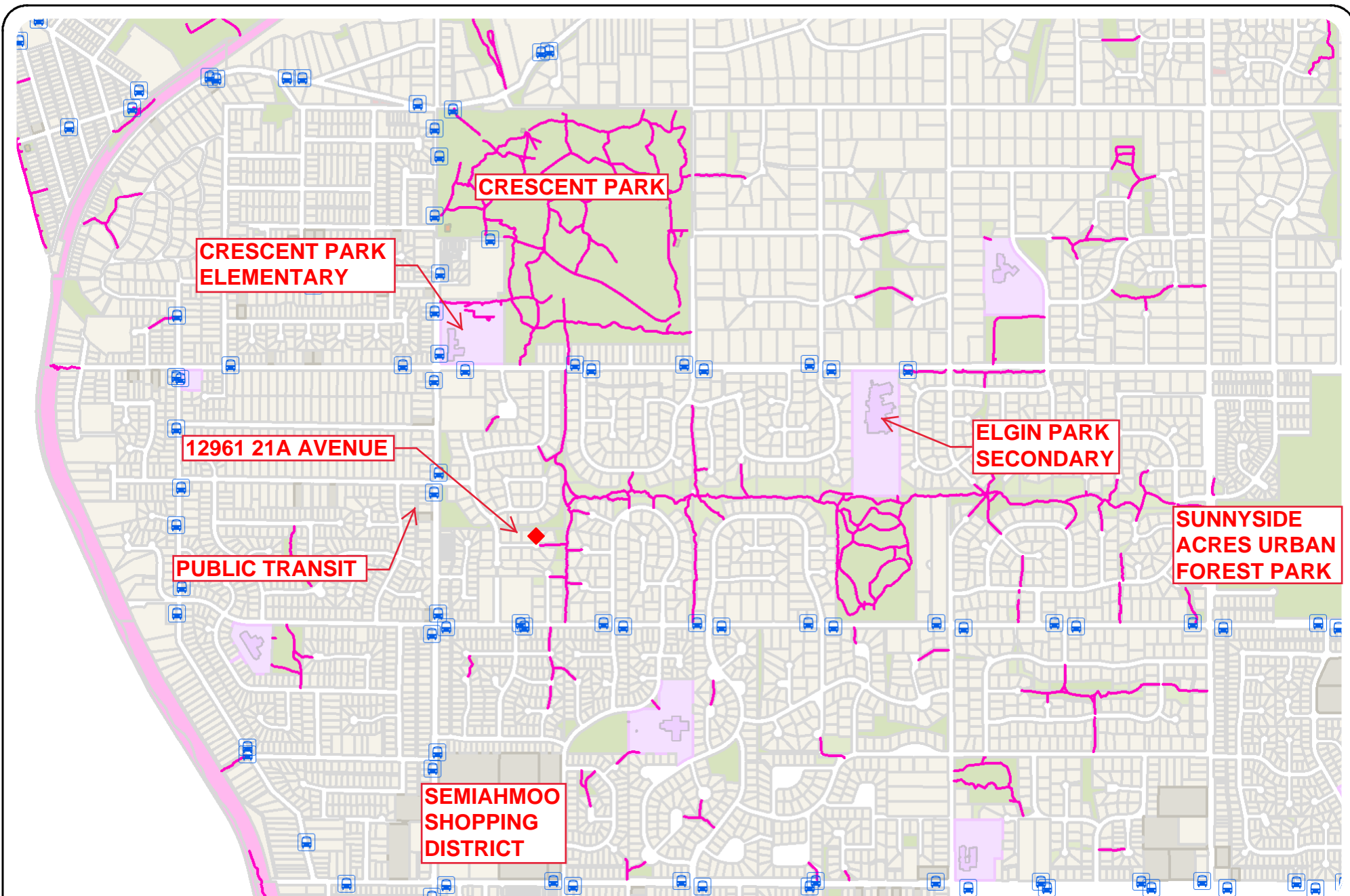
Map created on: 2020-08-10



12961 21A Avenue

Scale: 1:6,000





12961 21A Avenue

Scale: 1:16,000

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0 0.1 0.2 0.4 0.6
km

Map created on: 2020-08-10



Half-Acre Residential Gross Density Zone

Part 15 - RH-G, Half-Acre Residential Gross Density Zone

Part 15

RH-G

A. Intent

This Zone is intended for single family housing on small *suburban lots*, with substantial public *open space* set aside within the subdivision. This Zone shall only be considered if there are special characteristics on the *lot*, such as mature vegetation, watercourses, ravines, heritage *buildings* or other features worthy of preservation and/or there will be a significant contribution to a park designated in the *Official Community Plan*.

B. Permitted Uses

Amendments: 13155, 02/09/98; 17290, 12/13/10

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. The following uses are permitted within the *open space* set aside pursuant to Section D.2 of this Zone, provided that these uses do not infringe upon the quality of the features being preserved and are for the enjoyment of the residents within the subdivision and do not constitute a commercial undertaking:
 - (a) Tennis court, swimming pool, play ground, fitness trail, baseball diamond, picnic area, putting green and pitch and putt course, provided that the enclosed or covered portion of the said facility does not exceed 5% of the total *open space* set aside; and
 - (b) Equestrian facilities, both open and covered, provided however, that the enclosed or covered portion of this facility does not exceed 10% of the total *open space* set aside.
3. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum *site area for subdivision* shall be 1 hectare [2.5 acres], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RH-G.

D. Density

Amendments: 13155, 02/09/98; 14519, 10/15/01; 18414, 03/23/15; 18771, 07/25/16; 19073, 02/20/17; 19333, 12/18/17

1. For the purpose of subdivision:
 - (a) In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 3.95 *dwelling units* per hectare [1.6 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.
 - (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *density* shall not exceed 3.95 *dwelling units* per hectare [1.6 u.p.a.], calculated on the basis of the entire *lot*.
2. The maximum *density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 5 *dwelling units* per hectare [2.0 u.p.a.], both calculated on the basis of the entire *lot*, provided:
 - (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*; and
 - (c) The said *open space* shall be accessible by the public from a *highway*.

3. *Undevelopable areas* may be included in the *open space* set aside in Sub-section D.1(a), however, this *undevelopable area* shall be discounted by 50%.
4.
 - (a) For *building construction* within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq. ft.] shall be reserved for use as *accessory buildings* and *structures*.
 - (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.] and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
 - (c) Notwithstanding Sub-section D. 4. (a), where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone (RF) shall apply.

E. Lot Coverage

Amendments: 18771, 07/25/16

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings and Structures For Uses Permitted Under Section. B.2 of this Zone</i>		7.5 m. [25 ft.]	30.0 m. [100 ft.]	15.0 m. [50 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Amendments: 12239, 04/18/94; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building:
 - (a) The *building height* shall not exceed 9 metres [30 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 17471, 10/03/11; 18719, 05/30/16; 18771, 07/25/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.]

to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

Amendments: 12333, 07/25/94; 13155, 02/09/98

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
3. The *open space* set aside pursuant to Section D.2(a) of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

Amendments: 17290, 12/13/10

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision**Amendments: 13155, 02/09/98**

1. For the purpose of subdivision:
 - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.
 - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-sections K.2 or K.3 of this Zone.
2. *Lots* created through subdivision shall meet the dimensional requirements of the RH Zone.
3. *Lots* created through subdivision in accordance with Section D.2.(a) of this Zone, shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	1,300 sq. m. [14,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- * Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the lands subdivided are set aside as *open space* pursuant to Section D.2.(a) of this Zone.

L. Other Regulations

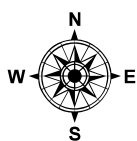
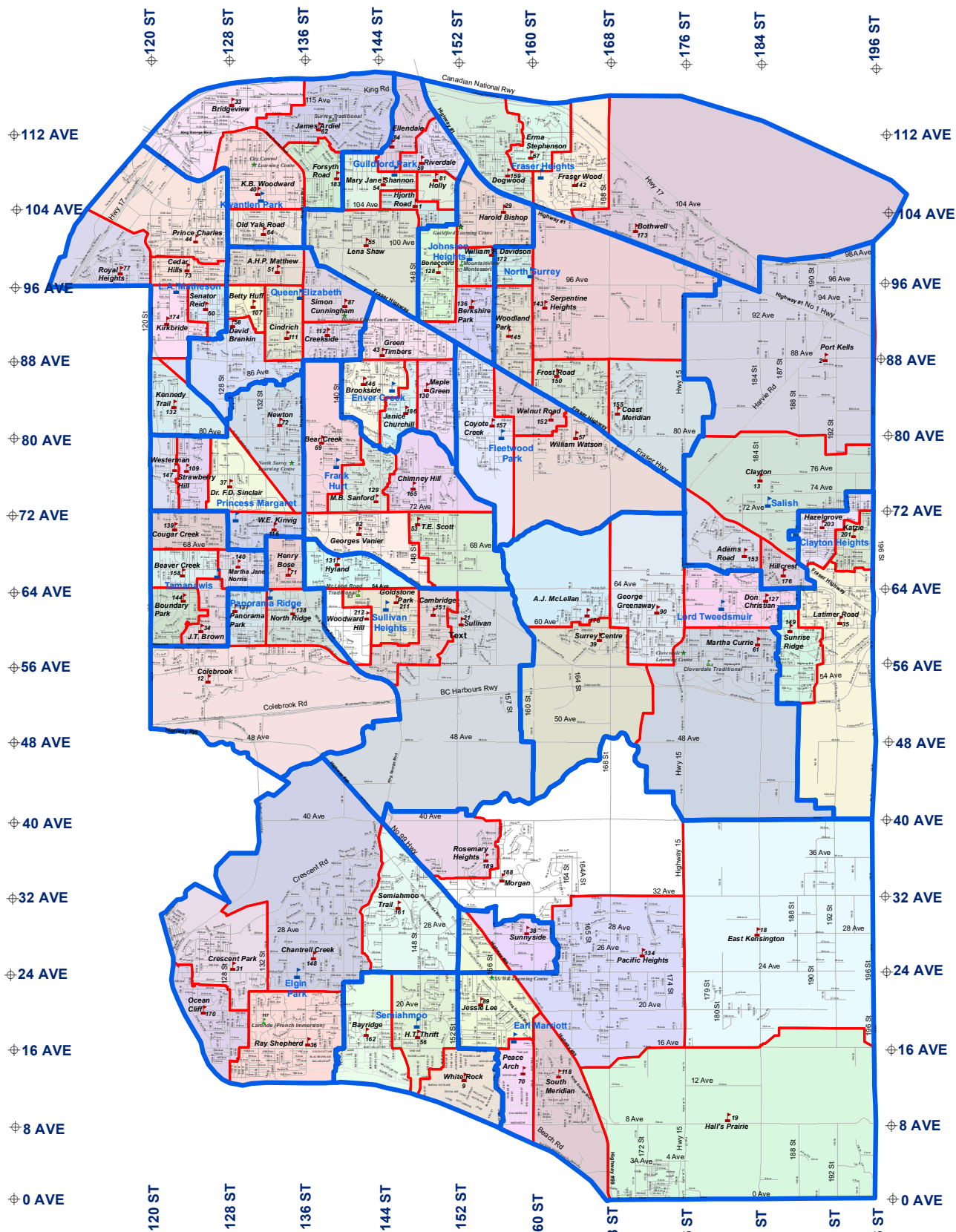
Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

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



CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

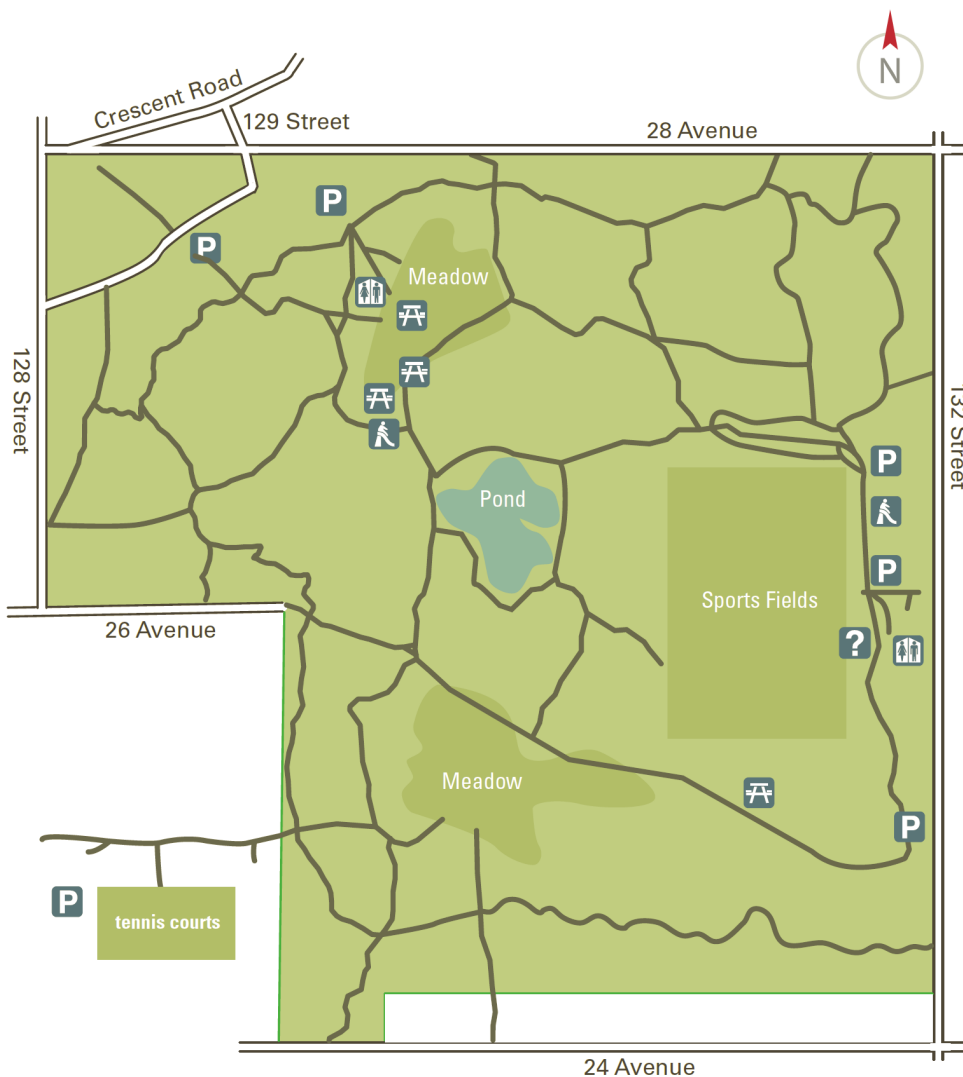
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks 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.