











Presented by:
Beebe Cline - PREC

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



Active
R2525686

Board: F
House/Single Family

2028 OCEAN WIND DRIVE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 9K5

Residential Detached

\$1,620,000 (LP)

(SP)



Sold Date:	Frontage (feet):	49.00	Original Price: \$1,620,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1990
Depth / Size: 106	Bathrooms:	3	Age: 31
Lot Area (sq.ft.): 7,119.00	Full Baths:	2	Zoning: RF
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,710.00
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-143-724
			Tour: Virtual Tour URL

View: **No :**
Complex / Subdiv: **Ocean Cliff Estates**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2006**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1/2 Blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Large Mirror in Master Bedroom**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 32 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 82870**

Amenities: **Garden, Playground, Storage, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 8'5	Above	Bedroom	13'4 x 12'8			x
Main	Living Room	17'0 x 13'3	Above	Bedroom	10'6 x 10'3			x
Main	Dining Room	13'3 x 10'4	Above	Bedroom	10'6 x 10'3			x
Main	Kitchen	13'9 x 9'1	Above	Laundry	7'3 x 5'5			x
Main	Eating Area	10'7 x 8'8			x			x
Main	Family Room	14'4 x 13'8			x			x
Main	Bedroom	10'7 x 9'2			x			x
		x			x			x
Above	Master Bedroom	14'11 x 14'7			x			x
Above	Walk-In Closet	8'0 x 5'7			x			x

Finished Floor (Main):	1,297	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,236	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed: 6'3x3'6
Finished Floor (Basement):	0	Suite: None		3	Above	4	No	Pool:
Finished Floor (Total):	2,533 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz: 22'7x19'2
		Beds in Basement: 0	Beds not in Basement: 5	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl		6			No	
Grand Total:	2,533 sq. ft.			7			No	
				8			No	

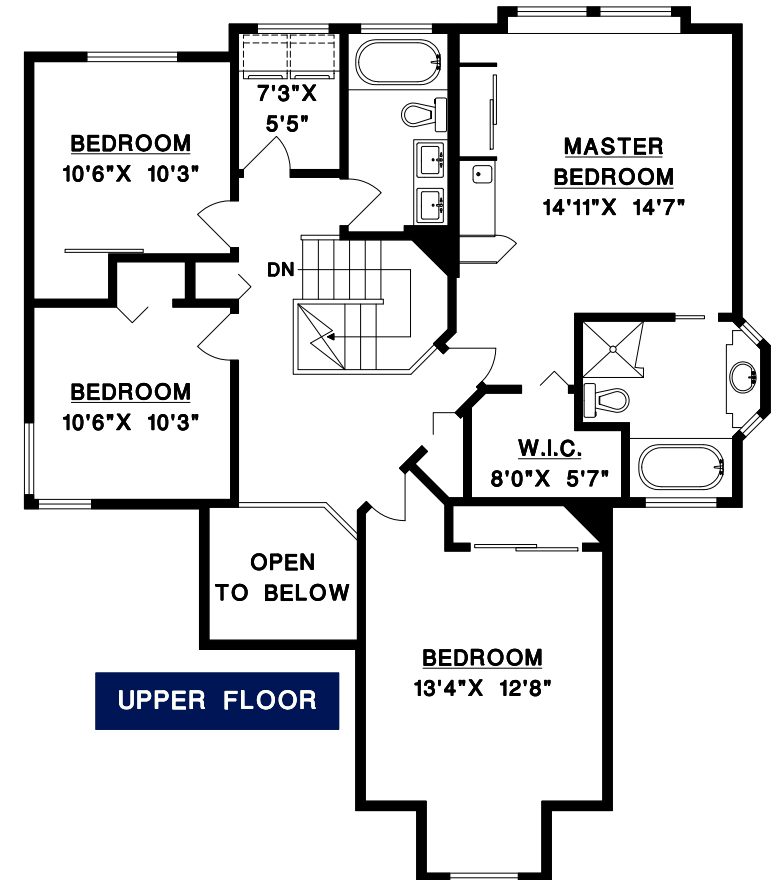
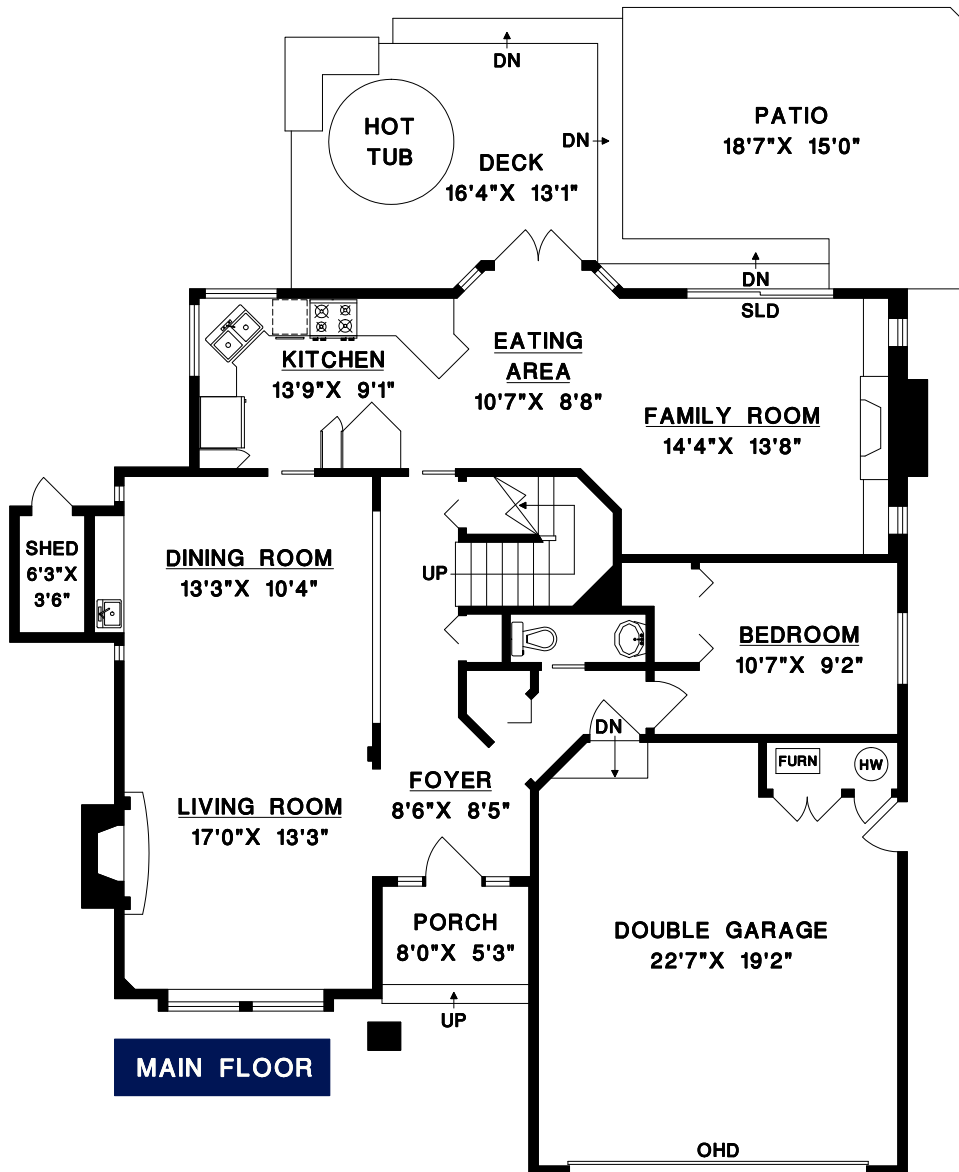
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Ocean Cliff Estates, excellent location in peaceful cul-de-sac. Elegant foyer entry, open vaulted living room, dining room w/ n/gas fireplace, built-in wet bar & millwork. Kitchen offers granite surfaces, n/gas commercial stove & venting, eating area, sundeck access off kitchen. Well appointed family room w/ h/e n/gas fireplace. French door access to South/East private, fenced manicured hedged backyard, completely private. Executive office or 5th bdrm on main. Traditional four bedrooms up, master bedroom w/ built-in wet-bar coffee center, spa bath, his & hers closets plus three big bdrms. Hot tub/spa in private backyard, storage shed & new sundeck. Six years new roof. Dbl garage w/ bench, RV parking access off side, 3-4 cars in driveway. Schools: Ocean Cliff & Elgin. Ocean Park Shopping.

BEEBE CLINE

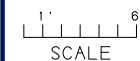
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com

**2028 OCEAN WIND DRIVE,
SOUTH SURREY, B.C.**



UPPER FLOOR	1236	SQ. FT.
MAIN FLOOR	1297	SQ. FT.
FINISHED AREA	2533	SQ. FT.

GARAGE	435	SQ. FT.
SHED	29	SQ. FT.
DECK	220	SQ. FT.
PATIO	278	SQ. FT.



DRAWN BY: CN
DATE: OCTOBER 2020
REVISED:

2028 OCEAN WIND DRIVE			
PROPERTY COST	Amount		
List Price	\$ 1,620,000.00		
REVENUE	Amount	Monthly	Yearly
Potential Revenue	\$ 44,400.00	\$3,700.00	\$44,400.00
EXPENSES	Amount	Monthly	Yearly
Property Taxes	\$4,890.47	\$407.54	\$4,890.47
Insurance	\$2,160.00	\$180.00	\$2,160.00
Hydro	\$1,380.00	\$115.00	\$1,380.00
Gas	\$1,440.00	\$120.00	\$1,440.00
Sewer	\$831.00	\$69.25	\$831.00
Water	\$951.00	\$79.25	\$951.00
Waste Collection	\$300.00	\$25.00	\$300.00
Total Expenses		\$ 996.04	\$ 11,952.47

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

* Montly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent



DISTRICT OF SURREY
PERMITS & LICENSE DEPT.

Telephone (604) 591-4011
14245 - 56th Avenue, Surrey
British Columbia, Canada V3W 1J2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 2028 - OCEAN WING DR

LEGAL KT 32 - NE 4 SEC 18 TP 1

PC 82879

BUILDING PERMIT No. 65634

DATE NOV - 8 / 90

BUILDING INSPECTOR
PER D. MAGNUSSON, P. ENG.
CHIEF INSPECTOR

Forms Survey

PLAN SHOWING BUILDINGS CONSTRUCTED ON LOT 32

SECTION 18 TOWNSHIP 1

N.W.D. PLAN 82870

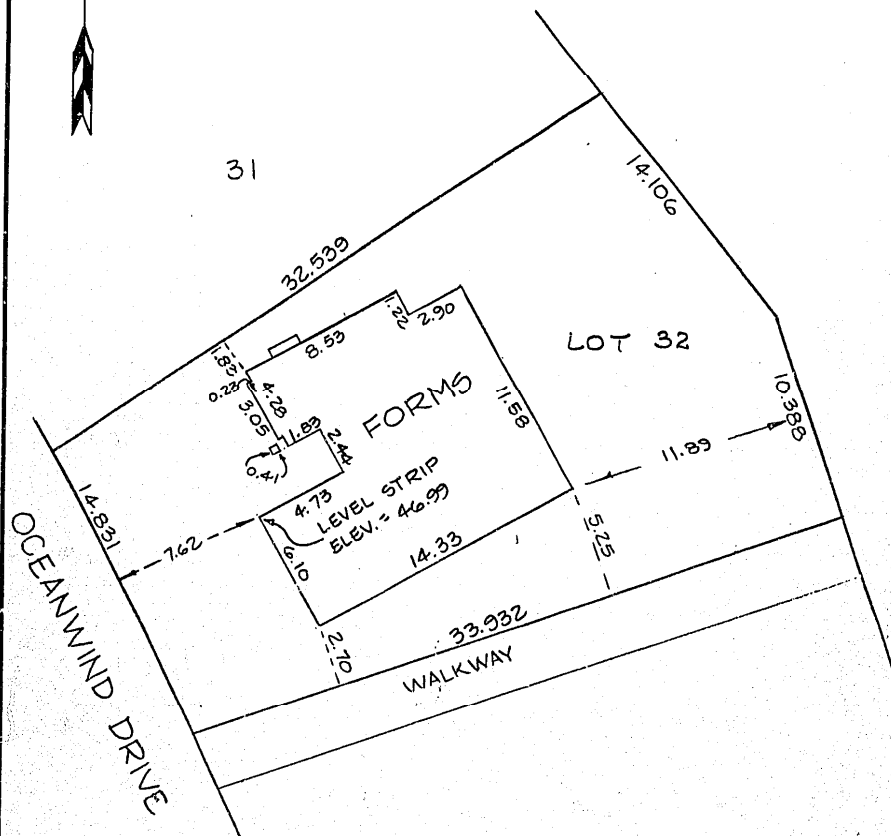
SCALE 1:250

CIVIC ADDRESS:

2028.OCEANWIND.DR.

...SURREY, B.C.

P.I.D. -



HENRY A.R.P. ALDRIDGE
B.C. LAND SURVEYOR
CLOVERDALE B.C.
PHONE: 574-7311

CERTIFIED CORRECT THIS 15 DAY OF
MAY 1990

Only AFP attached

CLIENT'S FILE

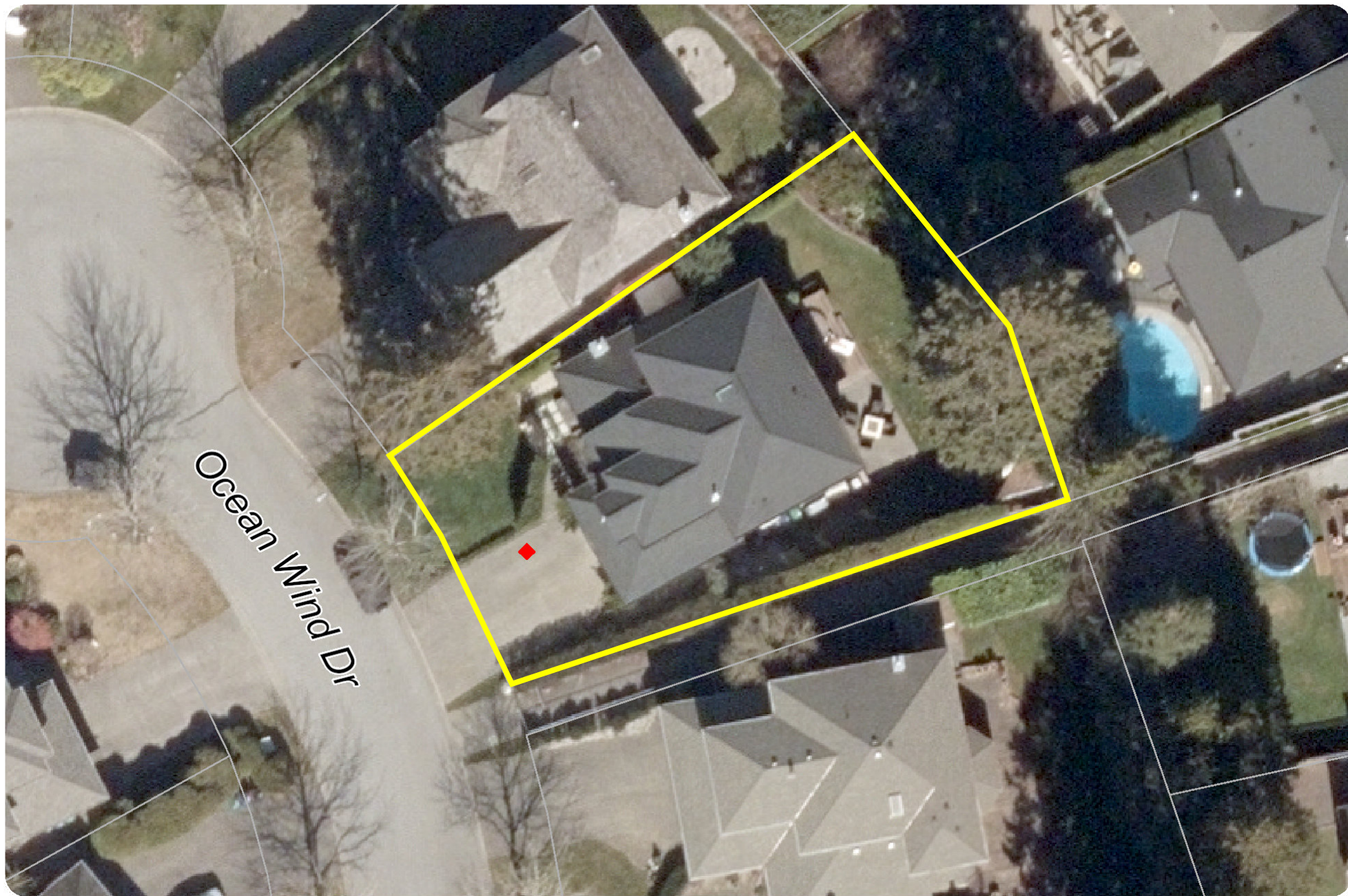
NOTES: Property boundary dimensions shown hereon, are according to the registered plan and documents.

Distances are in metres and decimals.

This plan is insufficient for the re-establishing of property boundaries we accept no responsibility for unauthorized use.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

OUR FILE: LS 5098



2028 Ocean Wind Drive

Scale: 1:300

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



0 0.00175 0.0035 0.007 0.0105
km

Map created on: 2020-09-29

SCHOOL CATCHMENTS:
OCEAN CLIFF ELEMENTARY
ELGIN PARK SECONDARY

ZONING: RF
SINGLE FAMILY RESIDENTIAL ZONE

106 FT

80 FT

Ocean Wind Dr

TOTAL AREA: 7,119 SQFT

111 FT

FRONTAGE: 49 FT

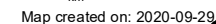
2028 Ocean Wind Drive

Scale: 1:300





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Map created on: 2020-09-29

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

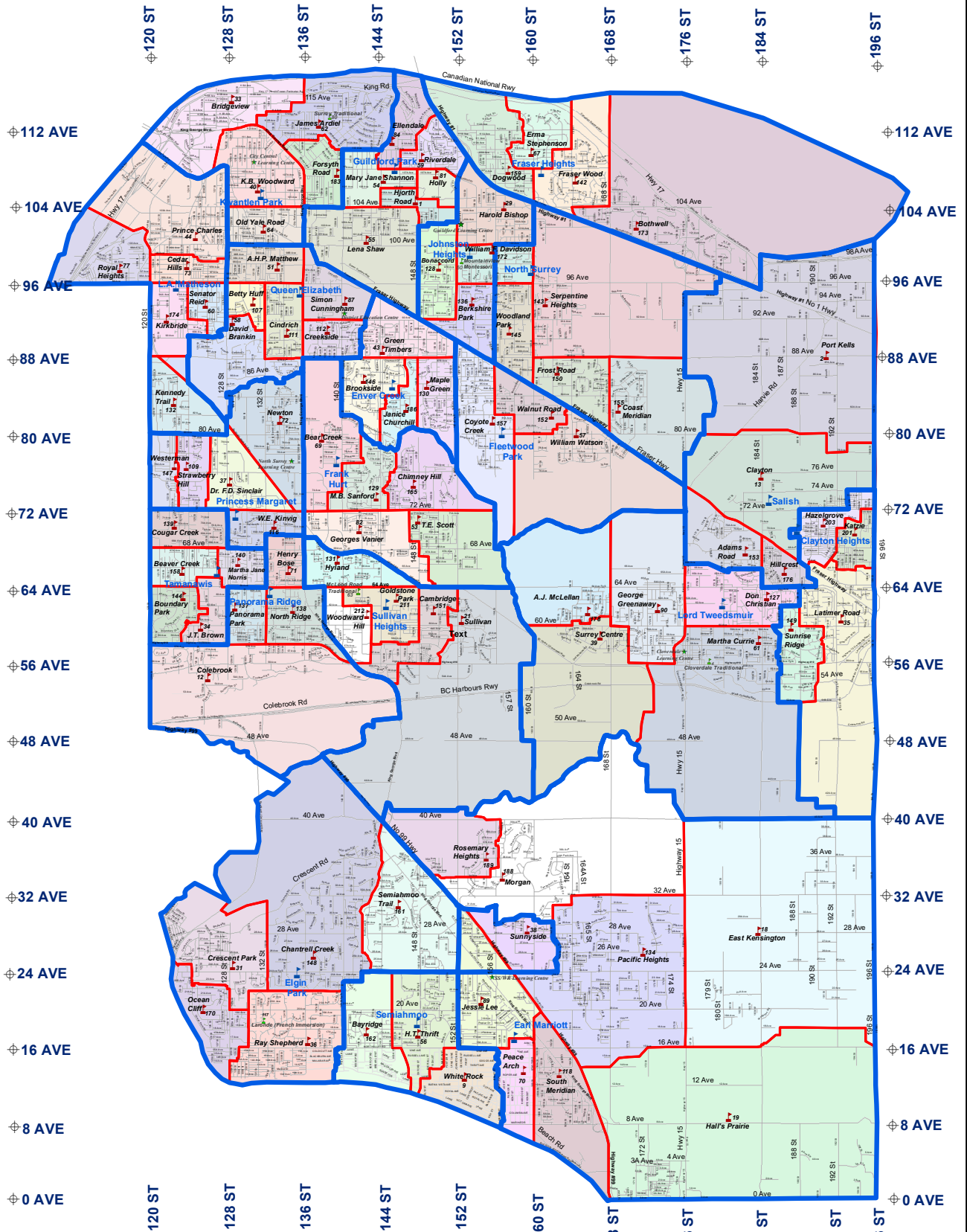
Elementary Schools cont'd

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 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

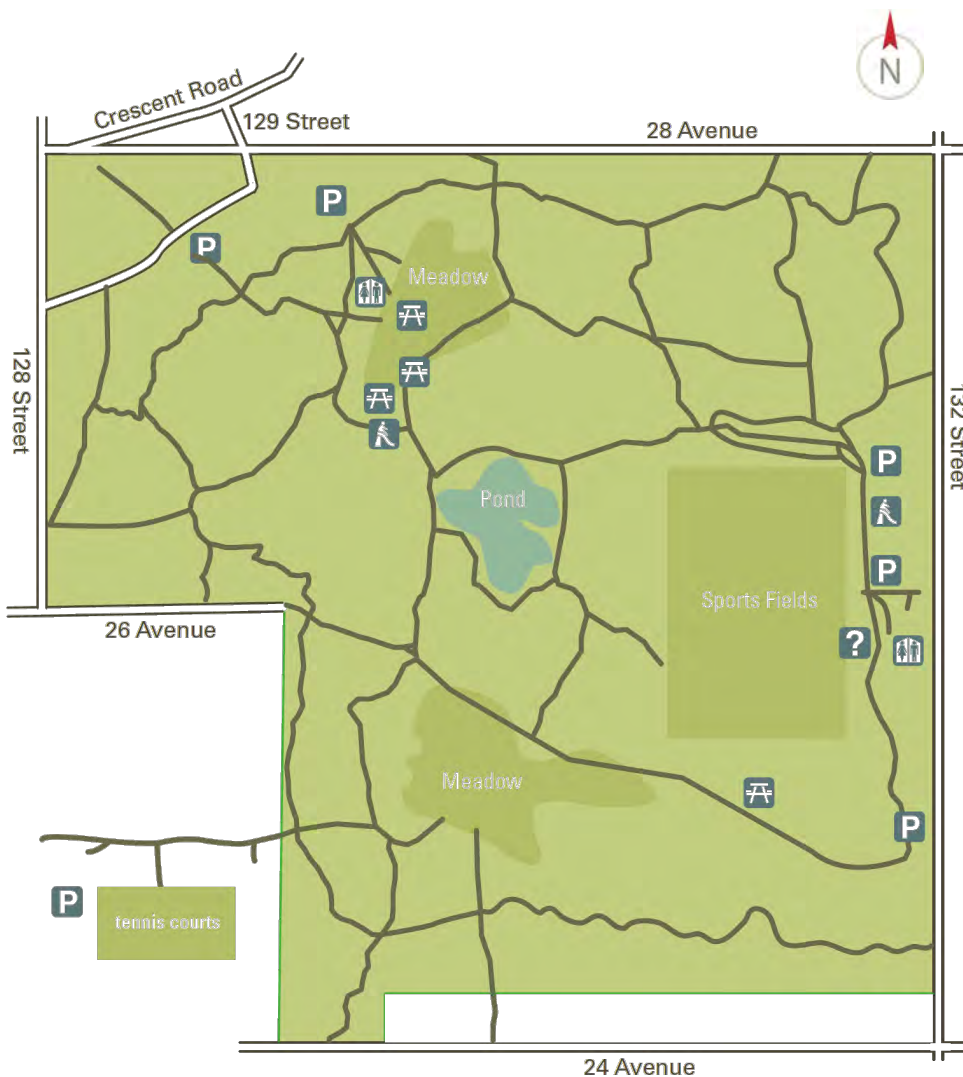
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks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