



13789 16 AVENUE, OCEAN PARK \$1,690,000



Floor plans and virtual tours at [www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

*Beebe Cline*  
PERSONAL REAL ESTATE CORPORATION

If it's important to You....  
It's important to Me

Business: 604-531-1909 (24 hrs)  
Cell: 604-830-7458  
bcline@shaw.ca  
[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)



**HUGH & MCKINNON**  
REALTY LTD.  
EST. 1989

Hugh & McKinnon  
Realty Ltd.  
14007 North Bluff  
Road, White Rock















Presented by:

## Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.whiterocklifestyles.com  
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**Active**  
**R2517459**  
Board: F  
House/Single Family

### 13789 16 AVENUE

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 1P7

Residential Detached

**\$1,690,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>80.00</b>	Original Price: <b>\$1,690,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2003</b>
Depth / Size: <b>118</b>	Bathrooms:	<b>4</b>	Age: <b>17</b>
Lot Area (sq.ft.): <b>9,539.00</b>	Full Baths:	<b>3</b>	Zoning: <b>CD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,503.26</b>
Rear Yard Exp: <b>Northwest</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>024-501-611</b>
			Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv: **Ocean Park**

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Live/Work Studio**

Construction: **Frame - Wood**

Exterior: **Fibre Cement Board**

Foundation: **Concrete Slab**

Rain Screen: **Full**

Renovations:

# of Fireplaces: **3**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Hot Water, Natural Gas, Radiant**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **Yes**

R.I. Fireplaces:

Metered Water:

Total Parking: **9** Covered Parking: **3** Parking Access: **Lane**  
Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: **1/2**

Dist. to School Bus: **1 BLK**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Laminate**

Legal: **LOT 6 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP41866**

Amenities: **Garden, Storage, Workshop Attached**

Site Influences: **Central Location, Lane Access, 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	9'11 x 8'5	Above	Walk-In Closet	9'5 x 3'2			x
Main	Living Room	11'11 x 10'11	Above	Bedroom	12'1 x 10'10			x
Main	Den	10'11 x 9'11	Above	Walk-In Closet	5'2 x 3'6			x
Main	Family Room	25'11 x 14'11	Above	Bedroom	10'11 x 9'6			x
Main	Eating Area	12'8 x 10'0	Above	Bedroom	14'7 x 11'0			x
Main	Kitchen	14'10 x 13'4			x			x
Main	Dining Room	15'10 x 10'11			x			x
Main	Laundry	10'8 x 6'8			x			x
		x			x			x
Above	Master Bedroom	16'8 x 12'2			x			x
Finished Floor (Main):	<b>1,606</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>1,337</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:	
Finished Floor (Total):	<b>2,943 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz: <b>26'9x21'2</b>	
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht: <b>8'</b>	
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>		
Grand Total:	<b>2,943 sq. ft.</b>		7			<b>No</b>		
			8			<b>No</b>		

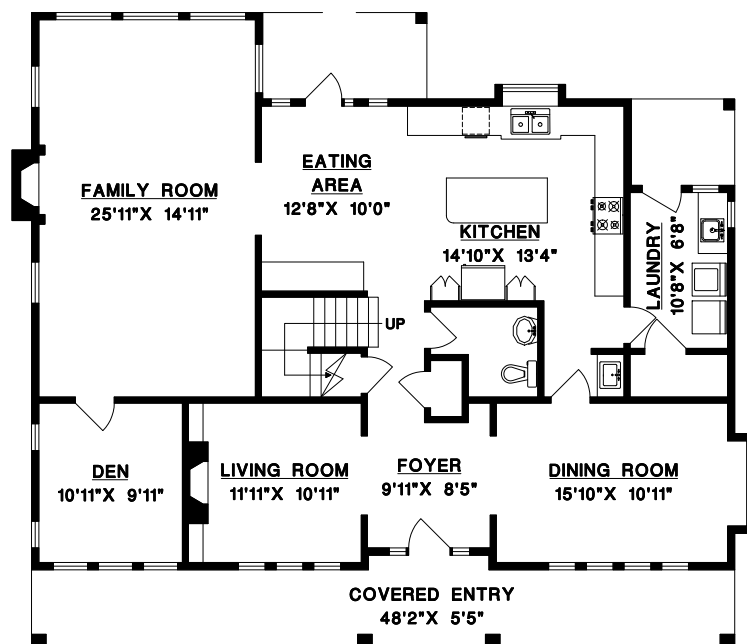
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**9,539 sqft lot with custom build, traditional layout home. 4 bdms up w/ 3 full bath/steam shower & quality windows. Entire home radiant in-floor heating + HRV. Main flr offers living, dining, office & family rm. Large family sized kitchen w/ ample cabinets, granite surfaces, island eating area & laundry on main. 3 gas fireplaces. Pristine move-in condition, freshly painted 2020. Nat gas for BBQ/patio. Well landscaped w/irrig. Detached triple garage 800 sqft. Doors 8' w/ storage rm w/ separate panel. N/Gas + bathroom roughed-in. Above finished heated loft/office space 525 sqft w/ separate entry. RV parking + 6 cars out: perfect if staff in office or a car guy. Lane access to home. Home fronts onto 16 Ave. Schools: Ray Shepherd 1 blk away & Elgin. Close to transit, shopping and the beach.**

**BEEBE CLINE**

BUS: 604-531-1909  
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www.whiterocklifestyles.com

**13789 16TH AVENUE,  
SOUTH SURREY, B.C.**

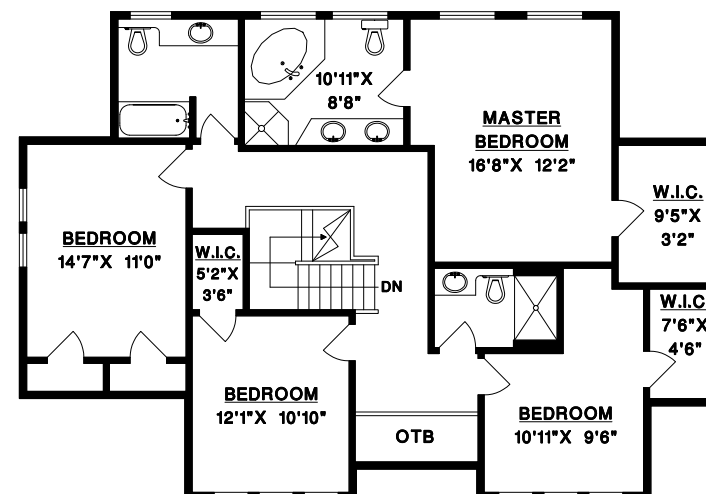


**MAIN FLOOR**

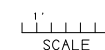
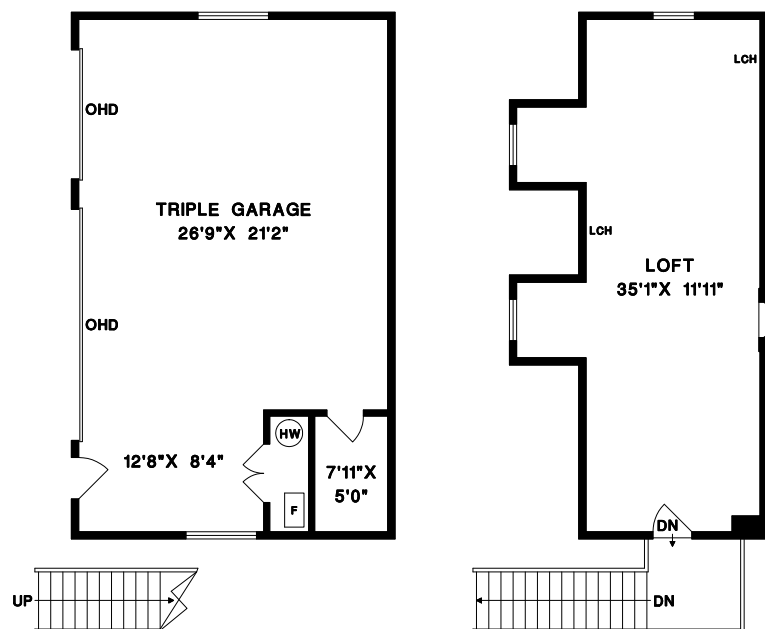
UPPER FLOOR	1337	SQ. FT.
MAIN FLOOR	1606	SQ. FT.
FINISHED AREA	2943	SQ. FT.

GARAGE	800	SQ. FT.
*LOFT	525	SQ. FT.
ENTRY	269	SQ. FT.

\* Includes areas of limited ceiling height.



**UPPER FLOOR**



DRAWN BY: CN  
DATE: NOVEMBER 2020  
REVISED:

13789 16 AVENUE				
<b>PROPERTY COST</b>		<b>Amount</b>		
<b>List Price</b>		<b>\$ 1,690,000.00</b>		
<b>EXPENSES</b>		<b>Amount</b>	<b>Monthly</b>	<b>Yearly</b>
Property Taxes		\$5,503.26	\$458.61	\$5,503.26
Insurance (Includes Earthquake)		\$2,602.00	\$216.83	\$2,602.00
Hydro		\$581.00	\$48.42	\$581.00
Gas		\$1,939.00	\$161.58	\$1,939.00
Water (Including Irrigation for Landscaping)		\$942.00	\$78.50	\$942.00
Sewer		\$831.00	\$69.25	\$831.00
Landscaping (Gardening)		\$600.00	\$50.00	\$600.00
<b>Total Expenses</b>			<b>\$ 1,083.19</b>	<b>\$ 12,998.26</b>

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





**CITY OF SURREY**  
PLANNING & DEVELOPMENT  
BUILDING DIVISION

Telephone: (604) 591-4341  
14245 - 56th Avenue, Surrey  
British Columbia, Canada V3X 3A2

604-591-4341

# FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT: 37124 51/2

LEGAL: LOT 6 4230 T1

PLAN: 6120 4120

BUILDING PERMIT No. 102 F17566

CITY OF SURREY

DATE: Aug 14 03

[Signature]  
BUILDING INSPECTOR  
PER D. HUGHESON, FPM  
MANAGER, BUILDING DIVISION

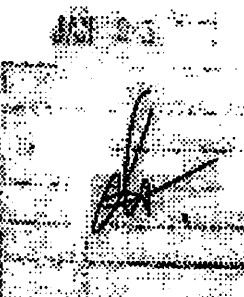


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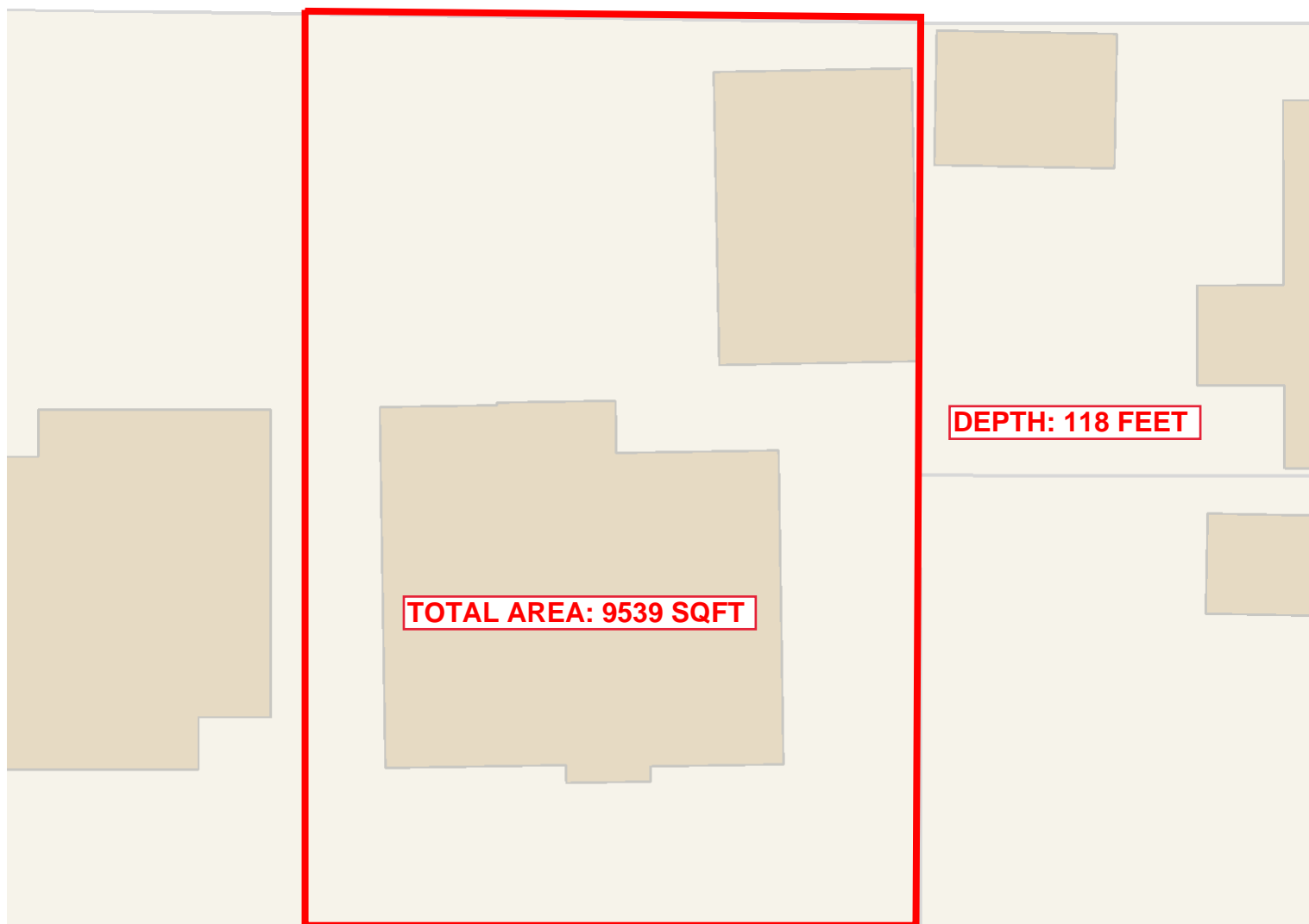
Surrey, AC

3

 Denotes Four Strip Elevation



This is certified correct and is valid only with respect to the improvements as shown herein and located on the 01st day of January, 2003.



FRONTAGE: 80 FEET

**SCHOOL CATCHMENTS:**  
**RAY SHEPHERD ELEMENTARY**  
**ELGIN PARK SECONDARY**

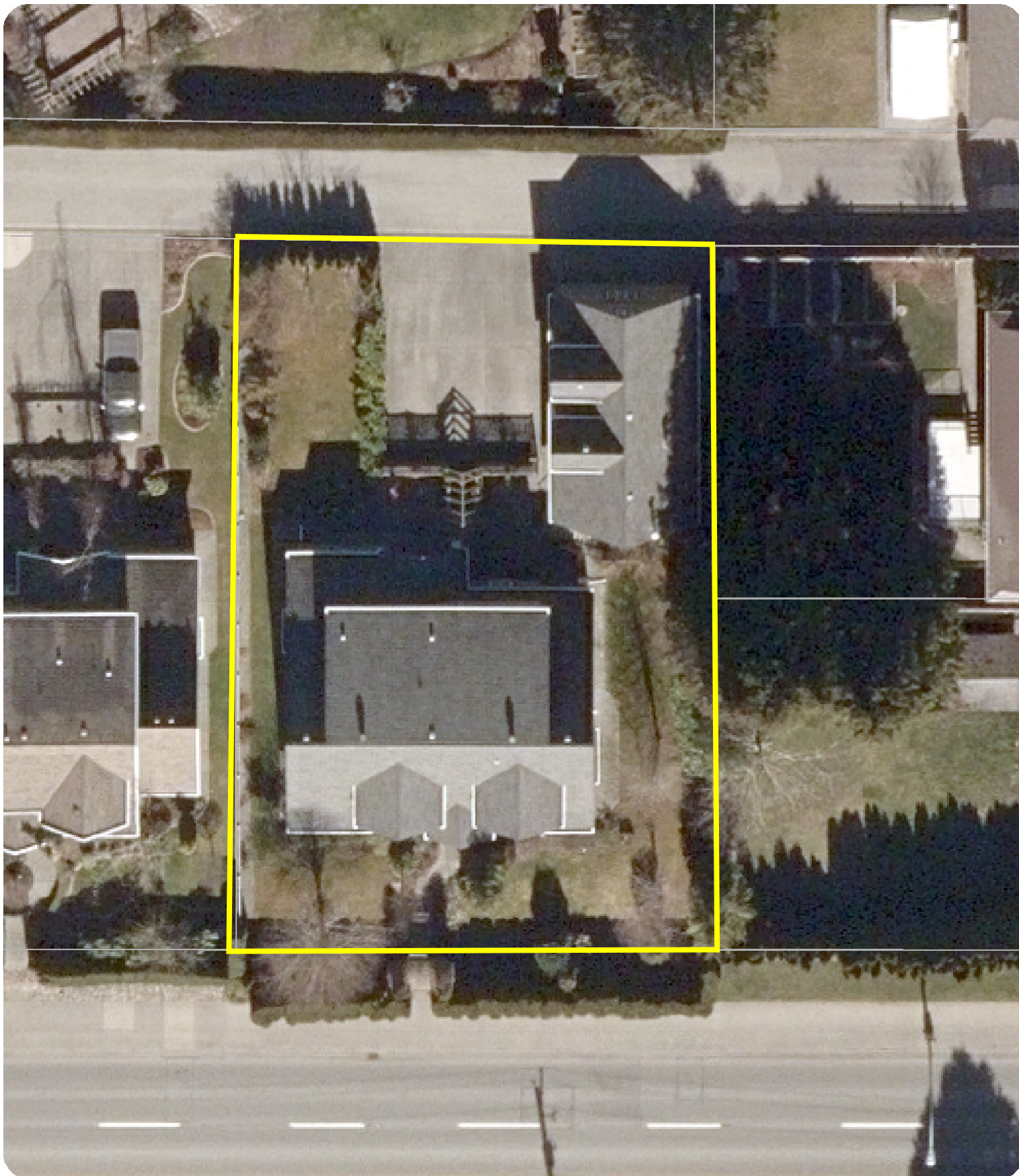
**ZONING: CD**  
**COMPREHENSIVE DEVELOPMENT**

13789 16 Avenue

Scale: 1:260



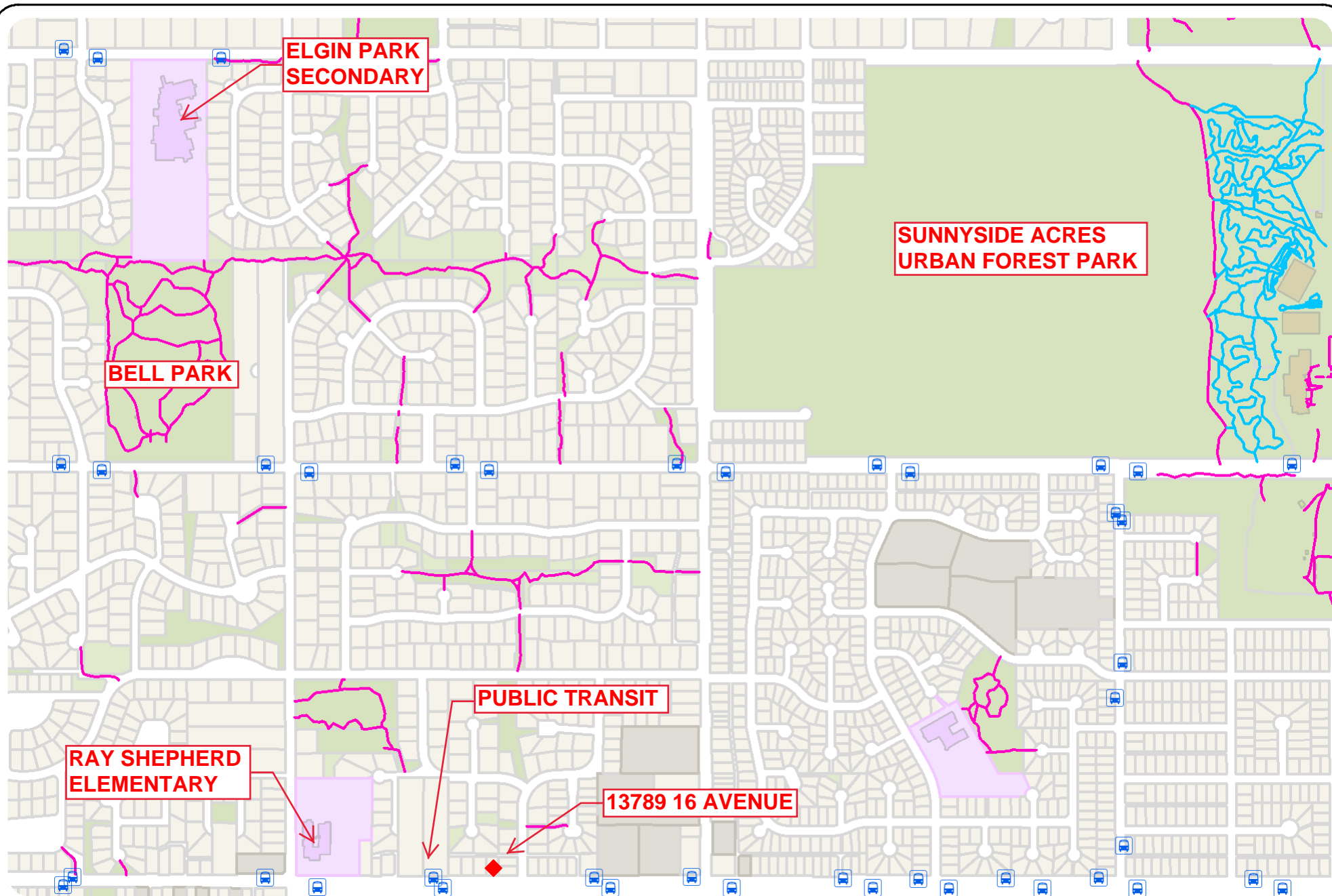




13789 16 Avenue

Scale: 1:260

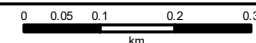




13789 16 Avenue

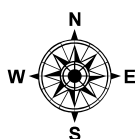
Scale: 1:10,000

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](http://cosmos.surrey.ca)



Map created on: 2020-08-22





# **SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019**

	<b>Elementary Schools</b>	<b>Address</b>	<b>Public/Private</b>	<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Semiahmoo Trail Elementary	3040 145A Street	Public	125/931	7.9/10
2	Morgan Elementary	3366 156A Street	Public	131/931	7.8/10
3	Bayridge Elementary	1730 142 Street	Public	149/931	7.6/10
4	Laronde Elementary	1880 Laronde Drive	Public	174/931	7.4/10
5	Chantrell Creek Elementary	2575 137 Street	Public	174/931	7.4/10
6	Rosemary Heights Elementary	15516 36 Avenue	Public	208/931	7.2/10
7	Ocean Cliff Elementary	12550 20 Avenue	Public	260/931	6.9/10
8	Crescent Park Elementary	2440 128 Street	Public	260/931	6.9/10
9	South Meridian Elementary	16244 13 Avenue	Public	483/931	5.8/10
10	Sunnyside Elementary	15250 28 Avenue	Public	551/931	5.5/10
11	H.T. Thrift Elementary	1739 148 Street	Public	598/931	5.3/10
12	White Rock Elementary	1273 Fir Street	Public	598/931	5.3/10
13	Peace Arch Elementary	15877 Roper Avenue	Public	628/931	5.2/10
14	Ray Shepherd Elementary	1650 136 Street	Public	651/931	5.1/10
15	Pacific Heights Elementary	17148 26 Avenue	Public	826/931	3.9/10
16	Jessie Lee Elementary	2064 154 Street	Public	857/931	3.5/10
	<b>Private Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Southridge (High School)	2656 160 Street	Private	1/252	10/10*
2	Southridge (Elementary)	2656 160 Street	Private	21/931	9.8/10
3	Star of the Sea	15024 24 Avenue	Private	51/931	5.5/10
4	White Rock Christian	2265 152 Street	Private	82/931	8.5/10
	<b>Secondary Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
1	Semiahmoo Secondary	1785 148 Street	Public	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	Public	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	Public	131/252	5.9/10



# 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	



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.