





Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
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bcline@shaw.ca



Active
R2545924

Board: F
House/Single Family

12782 OCEAN CLIFF DRIVE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 6G2

Residential Detached

\$1,549,000 (LP)

(SP)



Sold Date:	Frontage (feet):	108.00	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1985
Depth / Size: 62.00 irreg	Bathrooms:	3	Age: 36
Lot Area (sq.ft.): 10,292.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,035.67
Rear Yard Exp: East			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-468-045
			Tour:

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: **Brick, Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2015**
R.I. Plumbing: **No**
R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 499 NORTH EAST QUARTER SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66592**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'4 x 10'9	Above	Master Bedroom	19'6 x 17'11			x
Main	Living Room	20'5 x 13'2	Above	Walk-In Closet	6'11 x 5'11			x
Main	Dining Room	12'9 x 12'0	Above	Bedroom	12'8 x 9'9			x
Main	Family Room	18'5 x 15'7	Above	Bedroom	11'1 x 9'11			x
Main	Laundry	12'6 x 8'1	Above	Bedroom	11'5 x 9'11			x
Main	Kitchen	15'9 x 11'7	Above	Office	8'7 x 7'11			x
Main	Office	12'6 x 9'0						x
		x						x
		x						x
		x						x

Finished Floor (Main):	1,504	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,260	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	No	Workshop/Shed: YES 2
Finished Floor (Basement):	0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,764 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz: 21'7/21'7
		Beds in Basement: 0	5			No	Grg Dr Ht: 7'
Unfinished Floor:	0	Basement: Crawl	6			No	
Grand Total:	2,764 sq. ft.	Beds not in Basement: 4	7			No	
			8			No	

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

Ocean Cliff Estates 10,292 sqft lot, lovely family home w/ traditional layout. Formal living room & dining room. Large family room, entertaining sized kitchen with granite surfaces and white cabinetry. Large laundry room. Overall, excellent floor plan. Home was renovated in 2015. Master bedroom suite is enormous, total 4 bedrooms up and an office/tv room. 5th bedroom or 2nd office on main floor. Long driveway accommodates 8 cars plus oversized double garage. This is a cul-de-sac location, safe for children and pets. Schools: Ocean Cliff Elementary, a block away plus Elgin Secondary, walkable. Ocean Park Village with 50+ shops and services, a short stroll. Plenty of parks, recreation & beach access off 15A. Also on an extensive trail system through Ocean Park, nice for dog walks & biking.

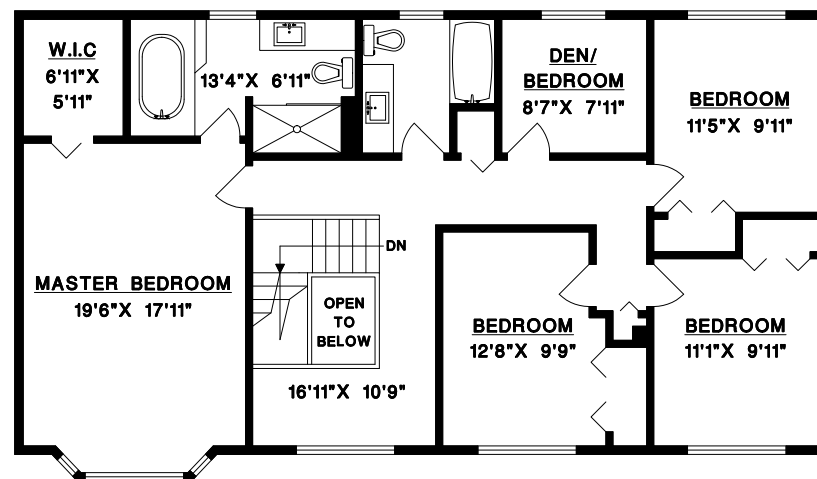
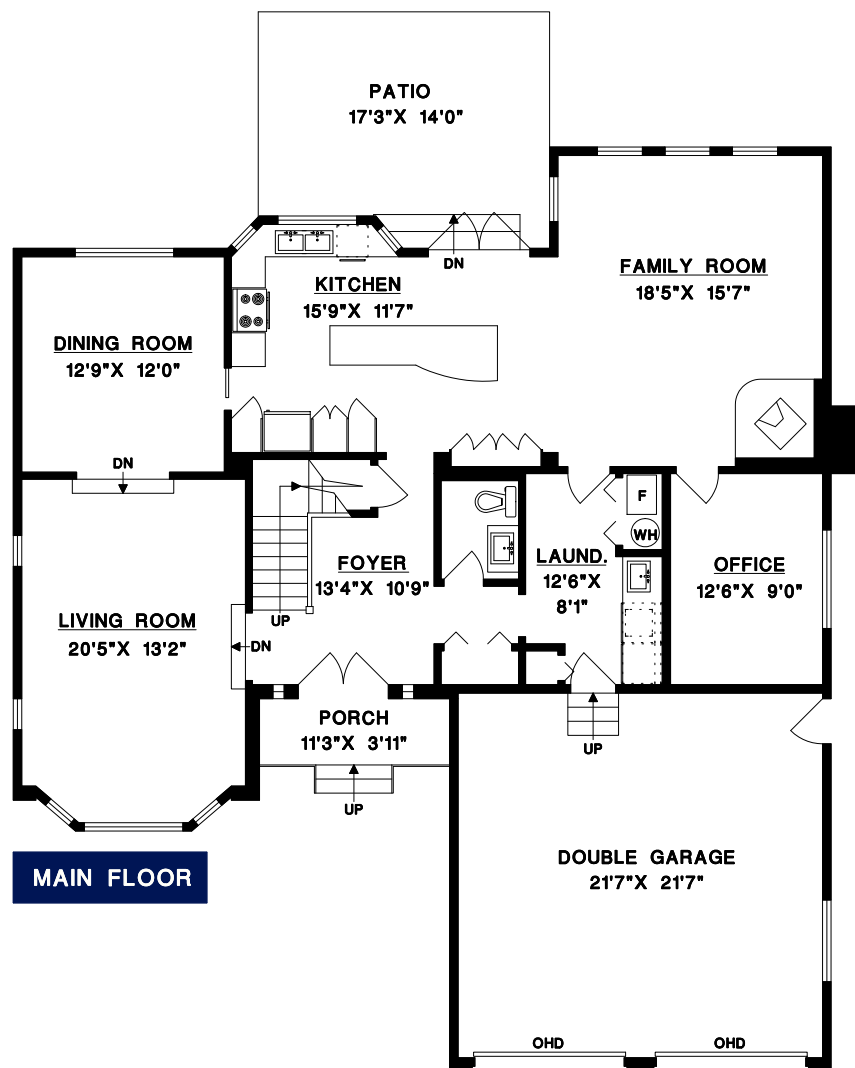
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**12782 OCEAN CLIFF DRIVE,
SOUTH SURREY, B.C.**



UPPER FLOOR	1260	SQ. FT.
MAIN FLOOR	1504	SQ. FT.
FINISHED AREA	2764	SQ. FT.

GARAGE	506	SQ. FT.
PATIO	227	SQ. FT.
PORCH	45	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: MARCH 2021
REVISED:



MUNICIPAL HALL, 14245 - 56th Avenue, SURREY, B.C. V3W 1J2

The DISTRICT
of SURREY

Telephone 591-4220

PERMITS AND LICENSE DEPARTMENT

D. MAGNUSSON, P.Eng., Chief Inspector

January 9, 1985

File: 12782-02105

Dear Sir:

Re: Final Occupancy Certificate
12782 Ocean Cliff Drive
Permit # 35377
Lot 499, NE 1/4, Sec. 18, Tp. 1, Plan 66592

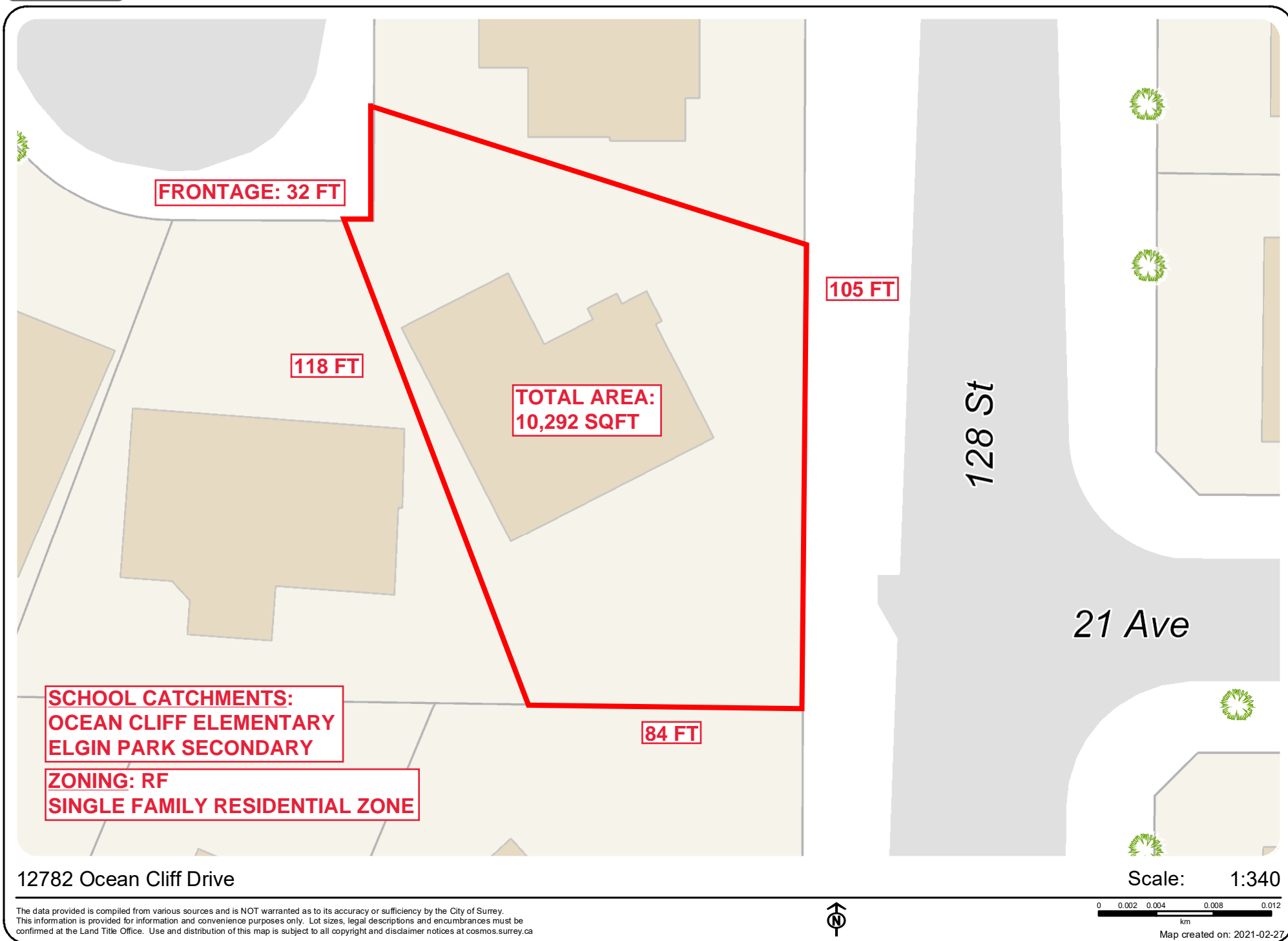
An inspection was conducted by this Department on January 8, 1985, and pursuant to the provisions of Section 1.8., Surrey Building By-law, 1973, No. 4128, the building located at the above referenced premises is now approved for occupancy.

Yours truly,

Wendy Carson
for D. Magnusson, P. Eng.
Chief Inspector

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Plan # 35377





12782 Ocean Cliff Drive

Scale: 1:340

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0 0.002 0.004 0.008 0.012
km

Map created on: 2021-02-27



A horizontal scale bar with tick marks at 0, 0.05, 0.1, 0.2, and 0.3. The unit 'km' is centered below the bar.

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

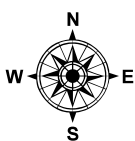
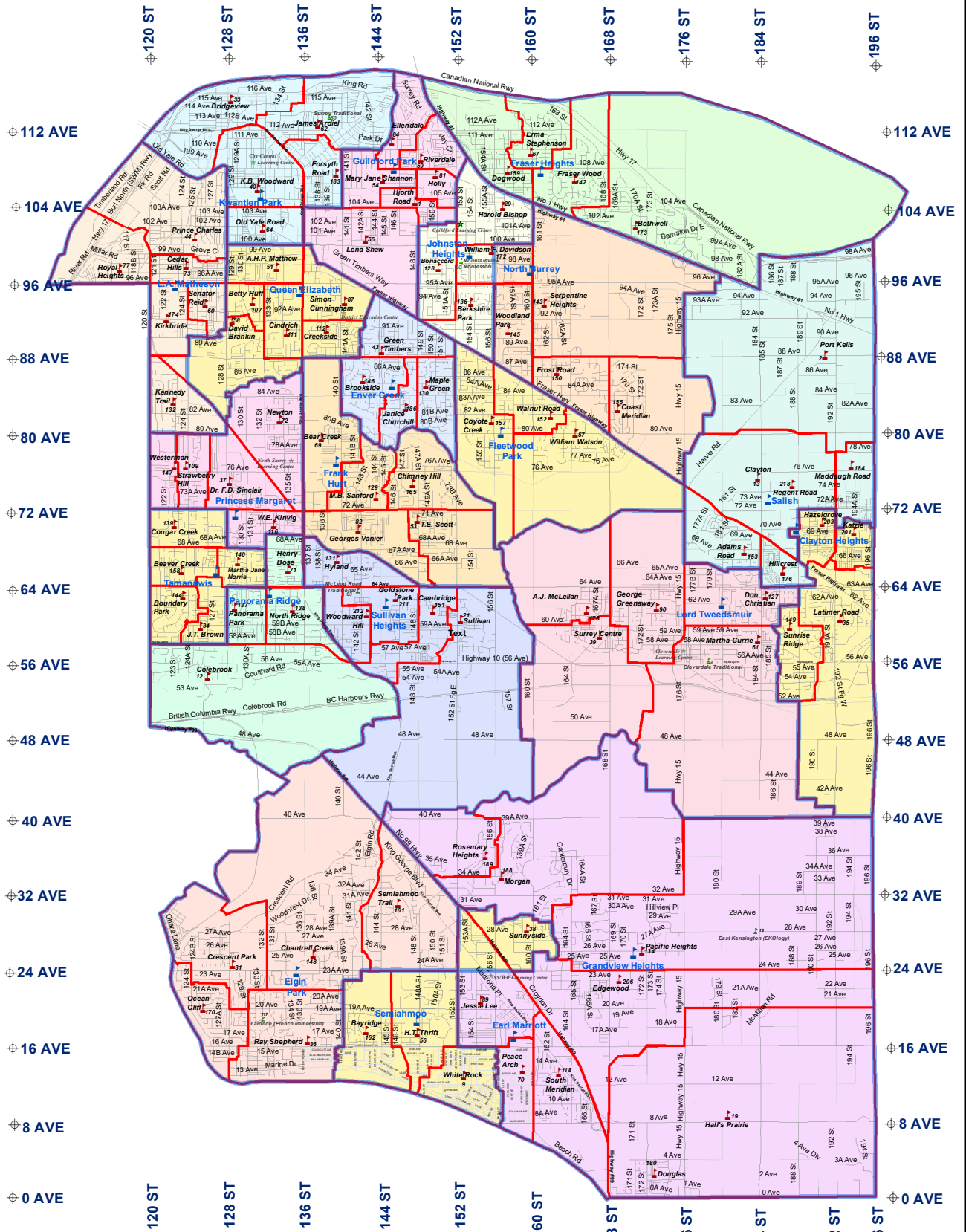
Elementary Schools cont'd

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

2020-21 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019

	Elementary Schools	Address	Public/Private	2019 Rankings	2019 Rating
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
	Private Schools			2019 Rankings	2019 Rating
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
	Secondary Schools			2019 Rankings	2019 Rating
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

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

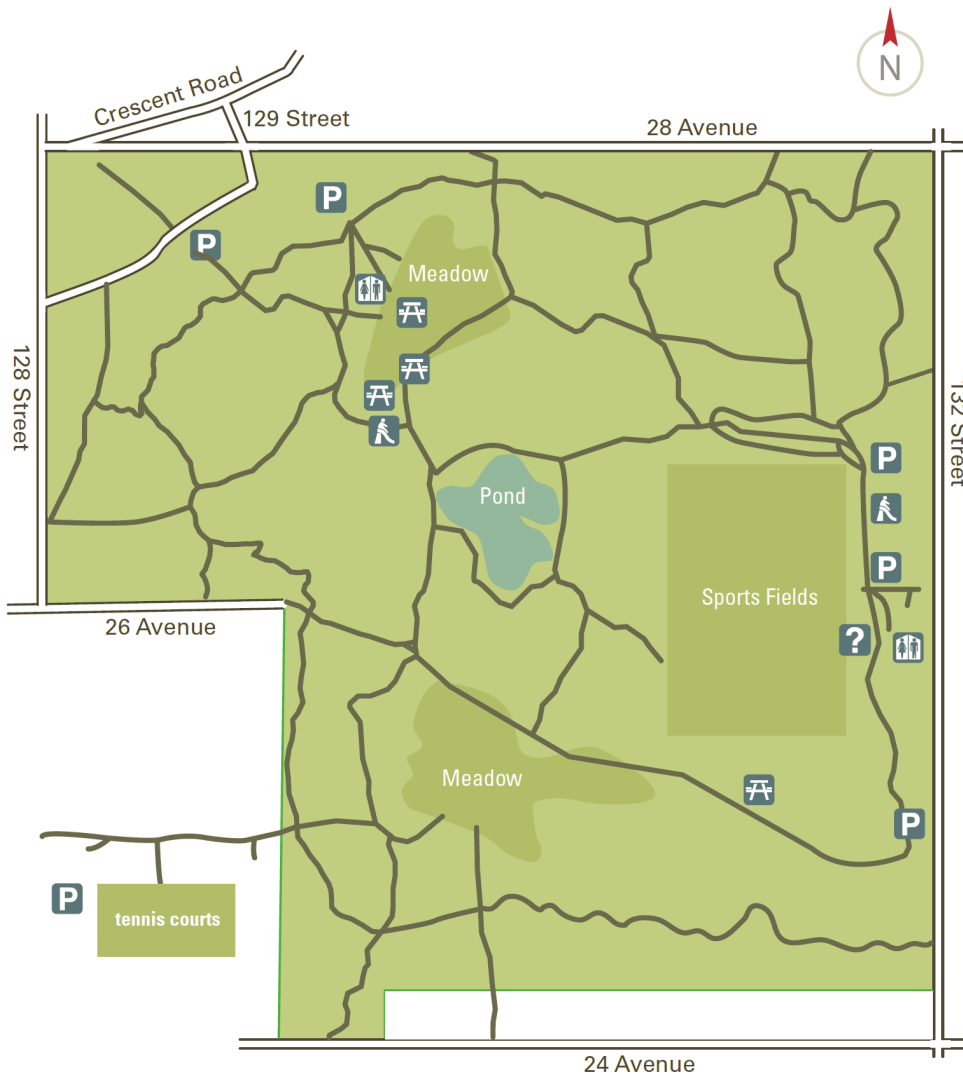
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks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