







Beebe Cline - PREC

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



Active
R2551464
Board: F
1/2 Duplex

1769 SOUTHERME CRESCENT

South Surrey White Rock
Sunnyside Park Surrey
V7R 1Z4

Residential Attached
\$1,098,000 (LP)
(SP)



| | | |
|-----------------------------------|---|------------------------------------|
| Sold Date: | Frontage (feet): 45.00 | Original Price: \$1,098,000 |
| Meas. Type: Feet | Frontage (metres): 13.72 | Approx. Year Built: 1982 |
| Depth / Size (ft.): 100.00 | Bedrooms: 2 | Age: 39 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 2 | Zoning: RES |
| Flood Plain: No | Full Baths: 2 | Gross Taxes: \$3,577.64 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2020 |
| Exposure: | Maint. Fee: | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 003-111-776 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: | Yes: Southmere Village Park | |
| Complex / Subdiv: | Southmere Village Park Homes | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | |
| Sewer Type: | City/Municipal | |

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| Style of Home: End Unit, Rancher/Bungalow w/Loft | Total Parking: 4 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double, Open | | |
| Exterior: Brick, Stucco, Wood | | | Locker: |
| Foundation: Concrete Perimeter | Reno. Year: 2013 | Dist. to Public Transit: 1/2 Block | Dist. to School Bus: 1/2 Block |
| Rain Screen: | R.I. Plumbing: | Units in Development: | Total Units in Strata: |
| Renovations: Partly | Metered Water: Y | Title to Land: Freehold NonStrata | |
| Water Supply: City/Municipal | R.I. Fireplaces: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | # of Fireplaces: 1 | Fixtures Leased: No | |
| Fuel/Heating: Forced Air, Natural Gas | | Fixtures Rmvd: No | |
| Outdoor Area: Fenced Yard, Patio(s) | | Floor Finish: Laminate, Tile, Wall/Wall/Mixed | |
| Type of Roof: Wood | | | |

Maint Fee Inc:
Legal: **LOT 339 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 62566**

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

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------------|--------------|-------|------|------------|
| Main | Foyer | 14'2 x 6'5 | | | x | | | x |
| Main | Bedroom | 13'10 x 12'0 | | | x | | | x |
| Main | Laundry | 10'3 x 8'9 | | | x | | | x |
| Main | Eating Area | 9'0 x 8'10 | | | x | | | x |
| Main | Kitchen | 11'10 x 9'6 | | | x | | | x |
| Main | Dining Room | 13'11 x 9'6 | Above | Storage | 15'6 x 10'4 | | | x |
| Main | Living Room | 19'6 x 13'0 | Above | Workshop | 20'1 x 11'10 | | | x |
| Main | Master Bedroom | 16'1 x 12'0 | Above | Hobby Room | 8'3 x 4'8 | | | x |
| Main | Walk-In Closet | 7'8 x 6'11 | | | x | | | x |
| Main | Solarium | 11'9 x 9'11 | | | x | | | x |

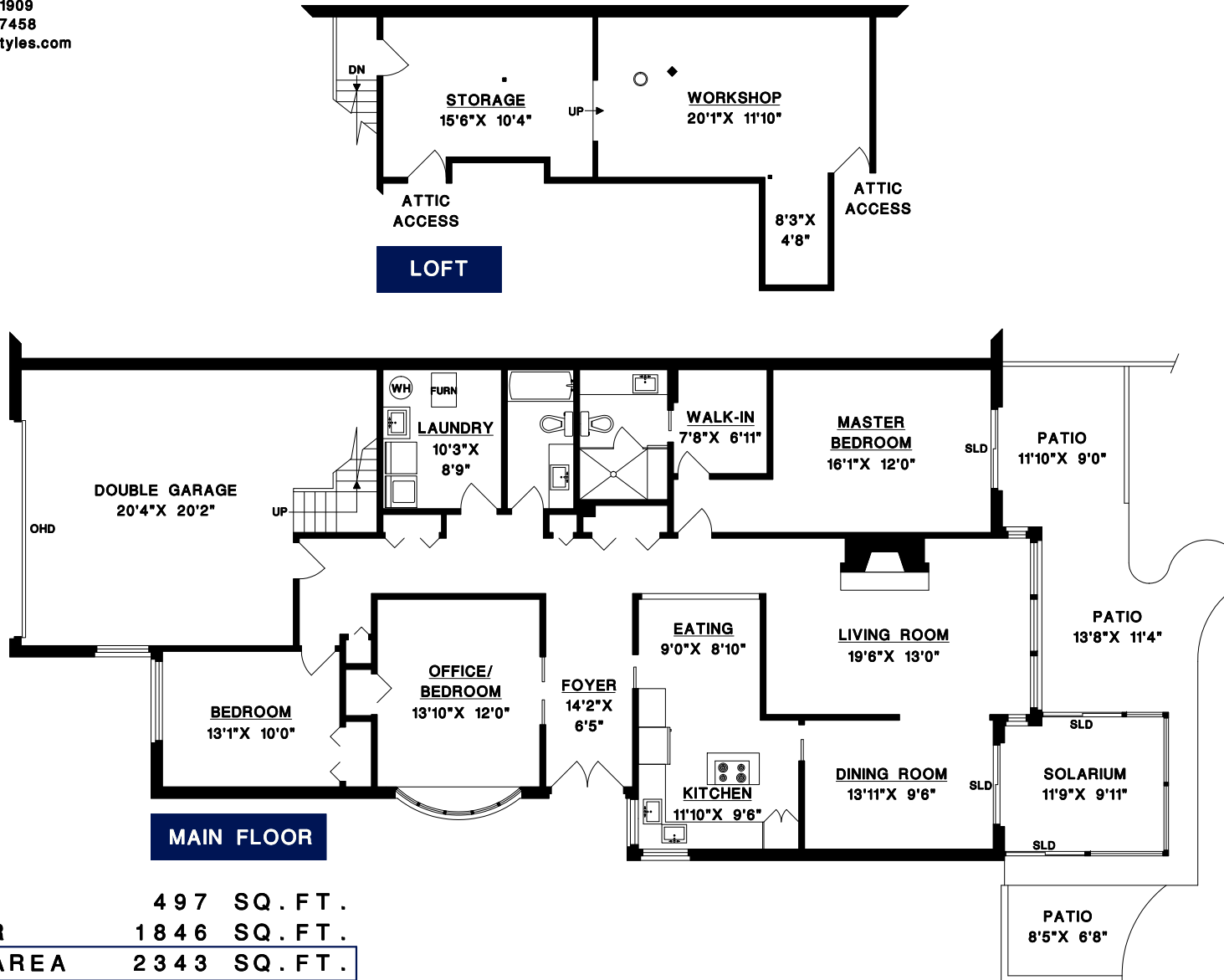
| | | | | | | | | |
|--|--------------------------------|-------------------------|-----------------------|------|-------|-------------|------------|-----------------------------|
| Finished Floor (Main): 1,846 | # of Rooms: 13 | # of Kitchens: 1 | # of Levels: 2 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: 4'0 | | | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | | | No | Pool: |
| Finished Floor (Total): 1,846 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | No | Garage Sz: 20'4x20'2 |
| Unfinished Floor: 622 | Bylaws: | | | 5 | | | No | Grg Dr Ht: |
| Grand Total: 2,468 sq. ft. | Basement: Crawl | | | 6 | | | No | |
| | | | | 7 | | | No | |
| | | | | 8 | | | No | |

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

Desirable Southmere Village neighborhood. S/West corner end unit rancher. Main floor 1,846 sqft. This is a rare non-strata duplex. S/West gorgeous views over looking the pond, private & serene. Natural gas fireplace. Living spaces enjoy the spectacular view. Professional solarium an additional 125 sqft. In original condition w/ exception of bathrooms are newer. Lot size: 4,656 sqft lot. Landscaped backyard, patio 379 sqft. West side, raised garden beds. Attached dble garage + 2 cars on apron driveway. Staircase in garage leads to loft 497 sqft, artist studio/workshop space w/ lots of storage. Central, walk to parks & shopping. Schools: Thrift Elementary & Semiahmoo Secondary w/ IB prog. Full rentals. No strata fee. Roof 12 years new. Showings: Sat 1-4 PM & Sun 12-3PM by appt only.

BEEBE CLINE

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



| | | |
|----------------------|-------------|----------------|
| LOFT | 497 | SQ. FT. |
| MAIN FLOOR | 1846 | SQ. FT. |
| FINISHED AREA | 2343 | SQ. FT. |
| SOLARIUM | 125 | SQ. FT. |
| TOTAL AREA | 2468 | SQ. FT. |

| | | |
|--------|-----|---------|
| GARAGE | 506 | SQ. FT. |
| PATIO | 379 | SQ. FT. |

*Area measurements taken to center of all walls.



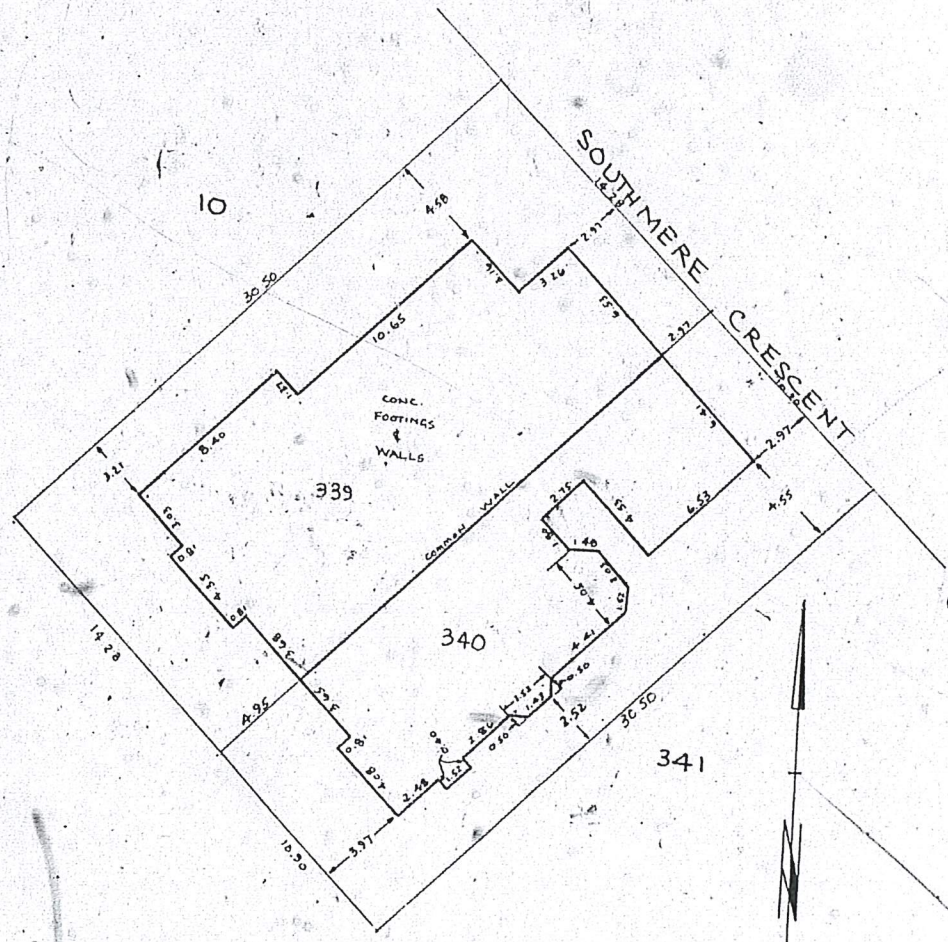
1" = 6'
SCALE

DRAWN BY: CN
DATE: MARCH 2021
REVISED:

CERTIFICATE OF NON-ENCROACHMENT
 COVERING LOTS 339 & 340 OF THE S.E. 1/4
SECTION 15, T.P. 1, N.W.D.
 NEW WESTMINSTER DISTRICT

PLAN: 62566
 SCALE: 1:250

1767/69 Southmere Cresc.



CERTIFIED CORRECT
R. Allan, B.C.L.S.
 DATED THIS 19th DAY OF OCTOBER, 1981

NOTE: This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

MURRAY & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 8911 152 STREET
 SURREY, B.C., V3R 4E5
 TELEPHONE: 588-0151
 F: 6806

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

PERMITS AND LICENSE DEPARTMENT

The DISTRICT of SURREY

Telephone 591-4220

D. MAGNUSSON, P.Eng., Chief Inspector

August 25, 1982

FILE: 1769 Southmere Cr.

Dear Sir:

Re: Final Occupancy Certificate
1769 Southmere Crescent
Permit #24390
Lot 14, SE 1/4, Sec 15, Tp. 1, Pl. 56864

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,

Mendy Friesen

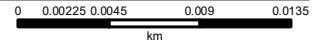
D. Magnusson, P. Eng.,
Chief Inspector

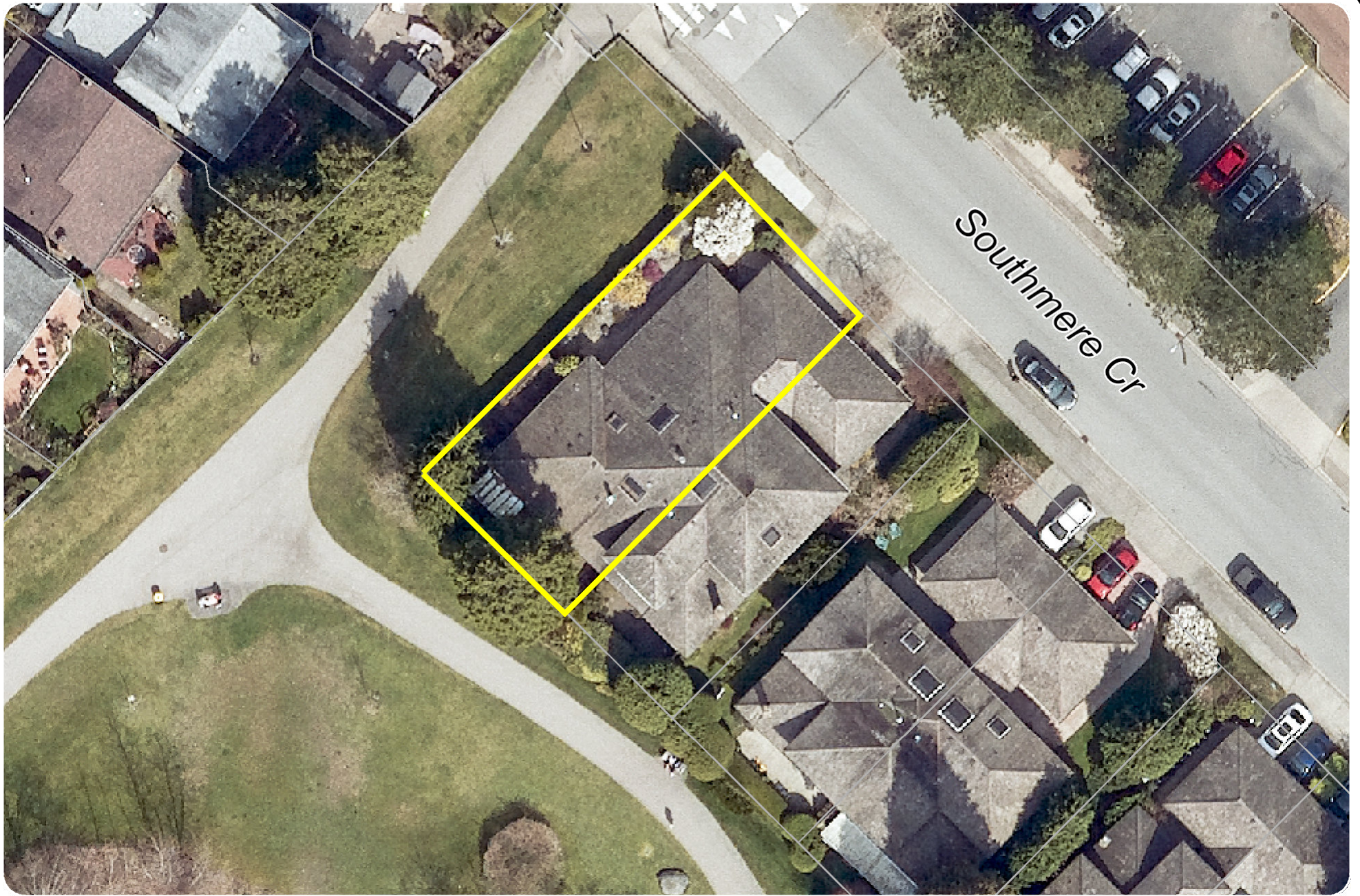
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1769 Southmere Crescent

Scale: 1:375

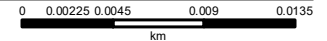




1769 Southmere Crescent

Scale: 1:375

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



Map created on: 2021-03-17

Centennial & Ruth Johnson Park



LEGEND

-  Trails
-  Stairs
-  Streams
-  Ruth Johnson Park
-  Centennial Park
-  Baseball Diamond
-  Butterfly Garden
-  Tennis Courts
-  Lacrosse Box
-  Soccer Field
-  Mann Park Lawn Bowling
-  Off-Leash Dog Park
-  Community Garden
-  Horseshoe Pit

PARK INFORMATION

- Park Hours: Dawn to Dusk
- Pay Parking is in effect 24/7
- 14600 North Bluff Rd., White Rock
Phone: (604) 541-2161

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019

| 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 |