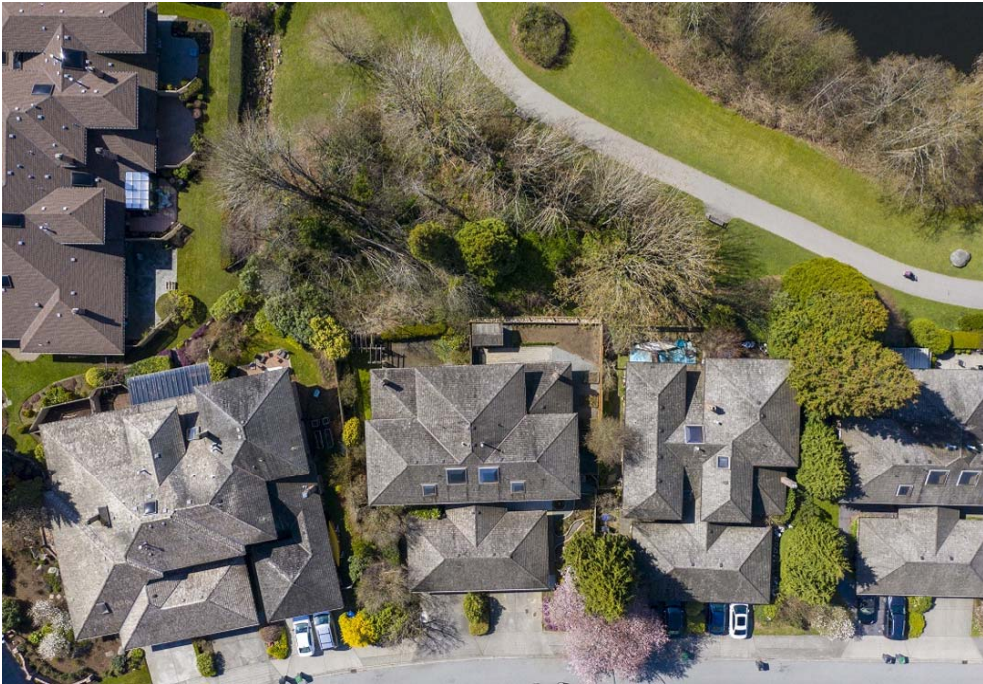












Presented by:
Beebe Cline - PREC

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



Active
R2560296

Board: F
1/2 Duplex

1739 SOUTHMERE CRESCENT

South Surrey White Rock
Sunnyside Park Surrey
V4A 7A8

Residential Attached

\$1,200,000 (LP)

(SP)



Sold Date:	Frontage (feet): 41.00	Original Price: \$1,200,000
Meas. Type: Feet	Frontage (metres): 12.50	Approx. Year Built: 1982
Depth / Size (ft.): 100.00	Bedrooms: 3	Age: 39
Lot Area (sq.ft.): 4,182.00	Bathrooms: 3	Zoning: RES
Flood Plain: No	Full Baths: 2	Gross Taxes: \$3,460.46
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee:	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 003-111-857
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:	Yes: Southmere Park Ponds	
Complex / Subdiv:	Southmere Village Park Homes	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Community	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Propane**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Wood**

Reno. Year: **2017**
R.I. Plumbing:

Metered Water: **Y**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, Visitor** Locker:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Units in Development:
Title to Land: **Freehold NonStrata** Total Units in Strata:
Property Disc.: **Yes**
Fixtures Leased: **Yes: monitored alarm system**
Fixtures Rmvd: **Yes: monitored alarm system**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc:
Legal: **LOT 345 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 62566**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Sprinkler - Inground,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 7'1	Above	Master Bedroom	19'5 x 12'9			x
Main	Living Room	17'7 x 16'6	Above	Bedroom	13'9 x 11'9			x
Main	Dining Room	10'0 x 13'8			x			x
Main	Kitchen	12'4 x 9'3			x			x
Main	Eating Area	10'4 x 7'9			x			x
Main	Bedroom	13'6 x 10'11			x			x
Main	Utility	5'0 x 7'0			x			x
Main	Laundry	6'0 x 5'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,204	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	864	Crawl/Bsmt. Height: 4'			1	Above	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed: 7'4/5'4
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	2,068 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz: 20'2/20'1
		Bylaws:			5			No	Grg Dr Ht: 7'
Unfinished Floor:	0				6			No	
Grand Total:	2,068 sq. ft.	Basement: Crawl, Full			7			No	
					8			No	

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

Professional renovation completed 2017. Unique location with Southwest exposure backs onto a beautiful park with wonderful hiking trails steps away. Schools: Semiahmoo Secondary School with IB program. You can leave your car at home and walk to all necessities, schools, banks, transit, shopping center and all services, library, swimming pool and recreation centre all close by. Please call for your private viewing. Video, brochure and floor plan available.

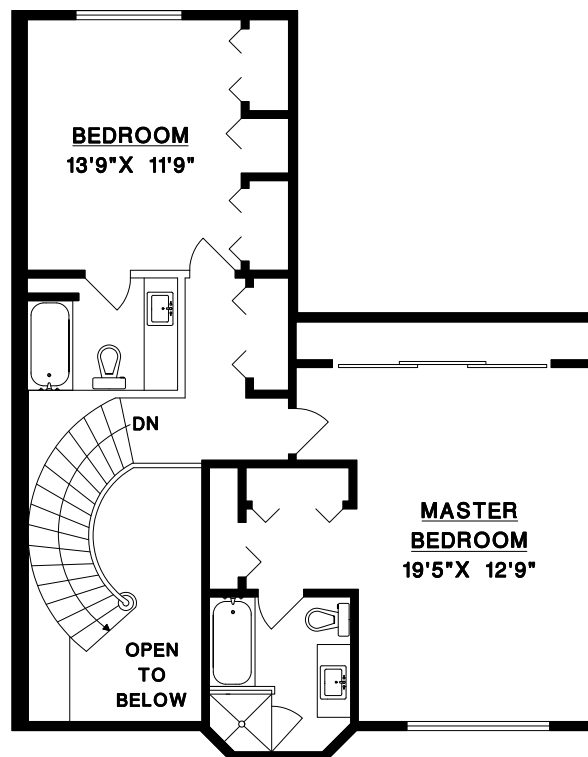
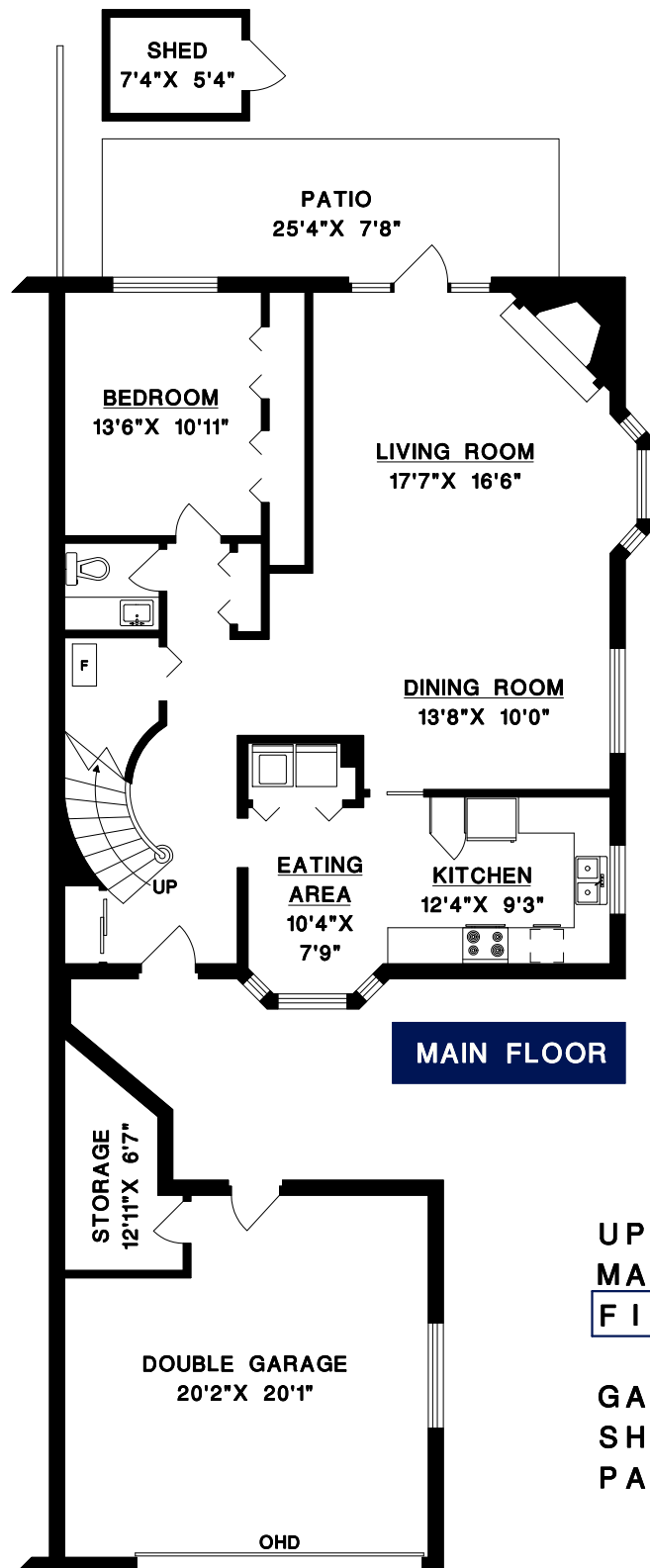
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**1739 SOUTHMERE CRESCENT,
SOUTH SURREY, B.C.**



UPPER FLOOR	864	SQ. FT.
MAIN FLOOR	1204	SQ. FT.
FINISHED AREA	2068	SQ. FT.

GARAGE	479	SQ. FT.
SHED	45	SQ. FT.
PATIO	194	SQ. FT.

*Area measurements taken to center of all walls.



DRAWN BY: CN
DATE: APRIL 2021
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca

CERTIFICATE OF NON-ENCROACHMENT
COVERING LOTS 341 & 342 OF THE S.E. 1/4,
SECTION 15, T.P. 1, N.W.D.

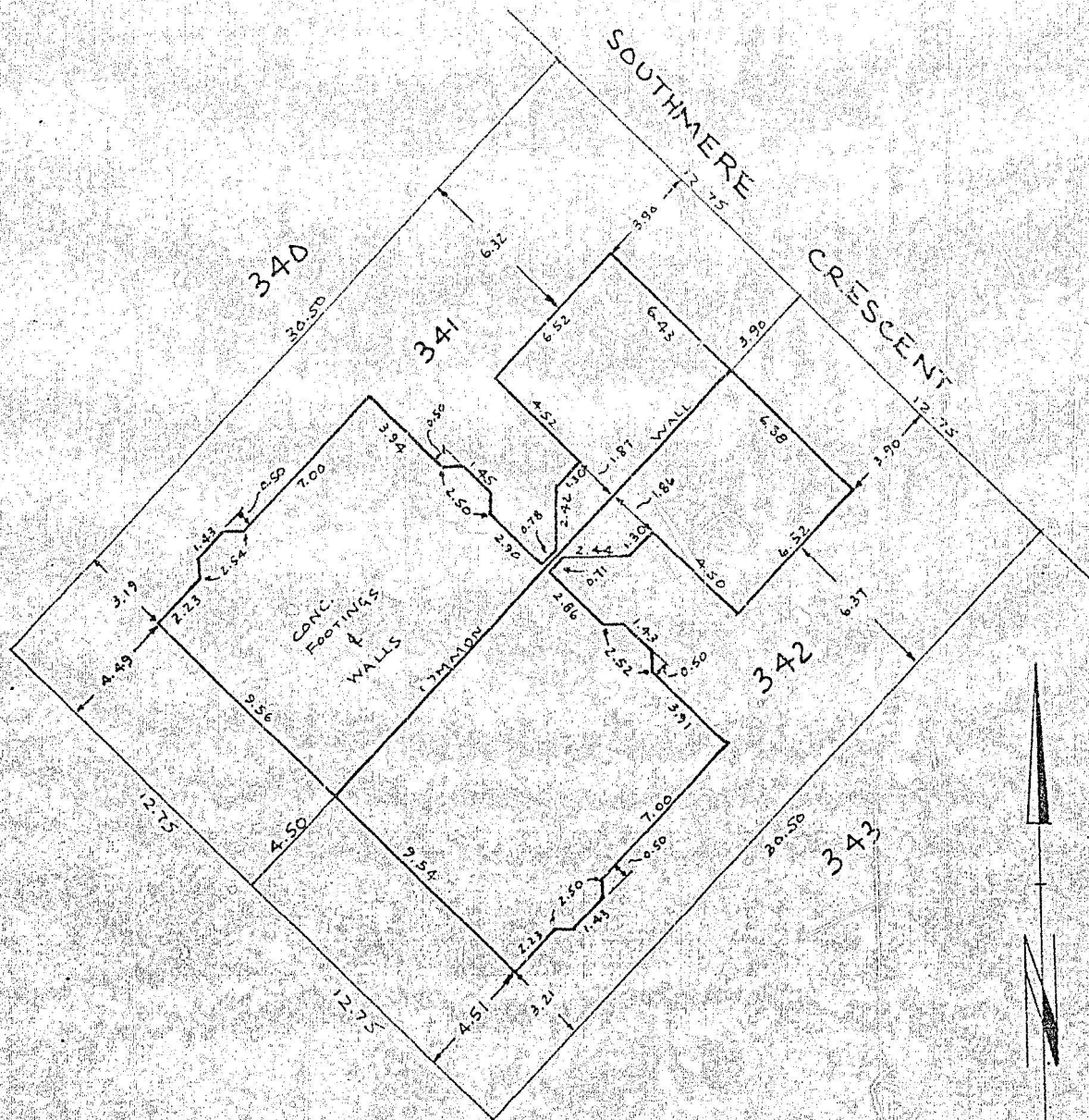
NEW WESTMINSTER DISTRICT

PLAN: 62566

SCALE: 1:250

1737/39

Southmere Cresc.



CERTIFIED CORRECT

R. H. Agnew, B.C.L.S.
DATED THIS 19 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 B ASSOCIATES
PROFESSIONAL LAND SURVEYORS
8911 152 STREET
SURREY, B.C., V3R 4E5



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

July 5, 1982

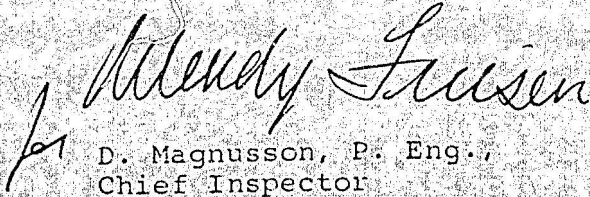
FILE: 1739 Southmere Cres.

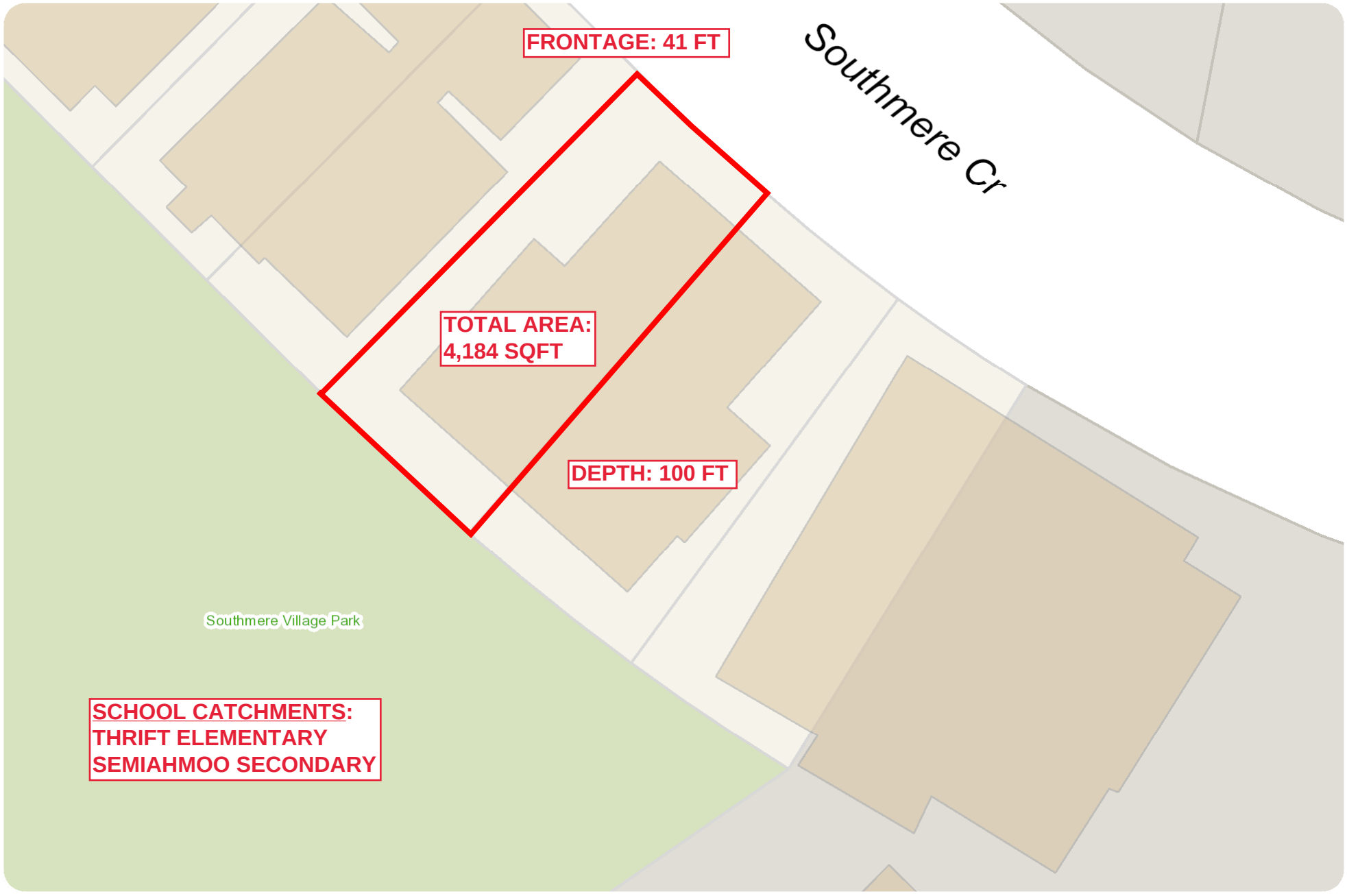
Dear Sir:

Re: Final Occupancy Certificate
1739 Southmere Crescent
Permit #24384
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,


D. Magnusson, P. Eng.,
Chief Inspector



FRONTAGE: 41 FT

TOTAL AREA:
4,184 SQFT

DEPTH: 100 FT

Southmere Cr

Southmere Village Park

SCHOOL CATCHMENTS:
THRIFT ELEMENTARY
SEMIAHMOO SECONDARY

1737 Southmere Crescent

Scale: 1:350





1739 Southmere Crescent

Scale: 1:350

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 0.00225 0.0045 0.009 0.0135
km

Map created on: 2021-03-30



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.

Map created on: 2017-12-03

Centennial & Ruth Johnson Park

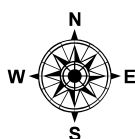


LEGEND

- 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

	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