















Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.beebecline.com
bcline@shaw.ca



Active
R2669471
Board: F
House/Single Family

13049 13 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1B9

Residential Detached

\$4,289,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,289,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1992**
Frontage(feet): **68.00** Bathrooms: **6** Age: **30**
Frontage(metres): **21.00** Full Baths: **6** Zoning: **RF**
Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$10,451.42**
Lot Area (sq.ft.): **8,032.00** Rear Yard Exp: **Northwest** For Tax Year: **2021**
Lot Area (acres): **0.18** P.I.D.: **002-082-047** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Pier/Mt Baker/180* Ocean Views**
Complex/Subdiv: **Ocean Park South Slope**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Wood**

Reno. Year: **2011**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **7** Covered Parking: **3** Parking Access: **Lane**
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
Driveway Finish: **Concrete**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 14 BLOCK 6 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2715**

Amenities: **Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Oven - Built In, Stove, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,861	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,633	Main	Foyer	12'10 x 8'4	Above	Walk-In Closet	13'6 x 5'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'11 x 12'1	Above	Bedroom	14'4 x 12'3	Main 3
Finished Floor (Below):	1,829	Main	Dining Room	16'7 x 12'1	Above	Bedroom	16'7 x 11'7	Above 5
Finished Floor (Basement):	0	Main	Kitchen	19'11 x 9'6	Above	Bedroom	12'10 x 12'1	Above 3
Finished Floor (Total):	5,323sq. ft.	Main	Eating Area	10'9 x 10'5			x	Above 3
Unfinished Floor:	0	Main	Family Room	19'0 x 12'0	Below	Bedroom	12'4 x 11'5	Below 3
Grand Total:	5,323sq. ft.	Main	Office	14'9 x 9'9	Below	Walk-In Closet	7'11 x 5'3	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	18'3 x 8'9	Below	Media Room	17'10 x 11'5	Below 3
				x	Below	Storage	11'9 x 7'11	
				x	Below	Utility	9'3 x 8'7	
				x	Below	Kitchen	12'2 x 7'9	
Suite: Legal Suite, Licensed Suite				x	Below	Eating Area	10'8 x 10'4	
Basement: Full, Fully Finished, Separate Entry		Above	Master Bedroom	21'10 x 12'1	Below	Living Room	13'8 x 9'6	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 25	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

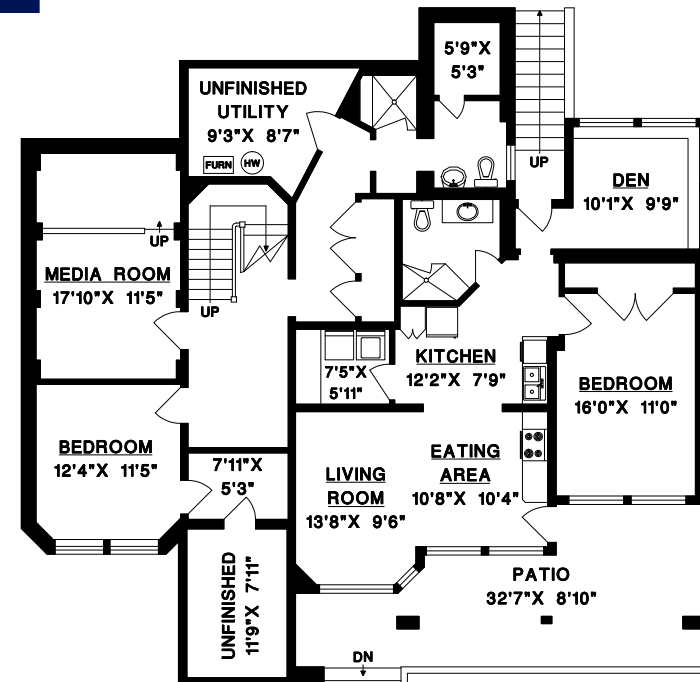
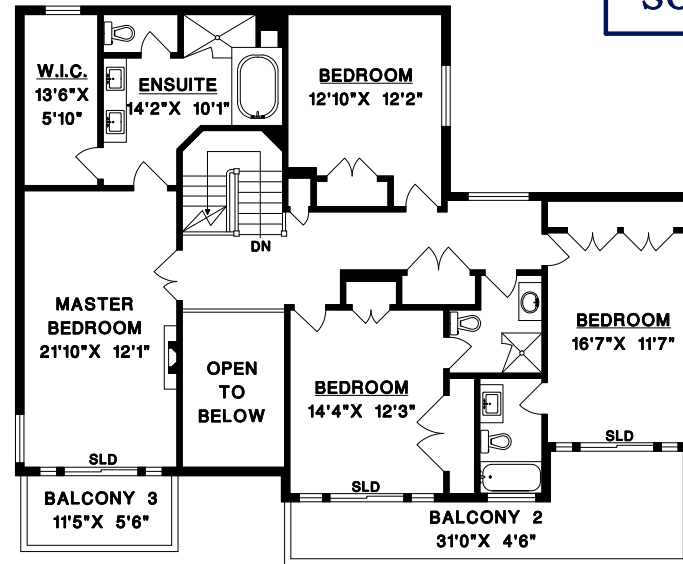
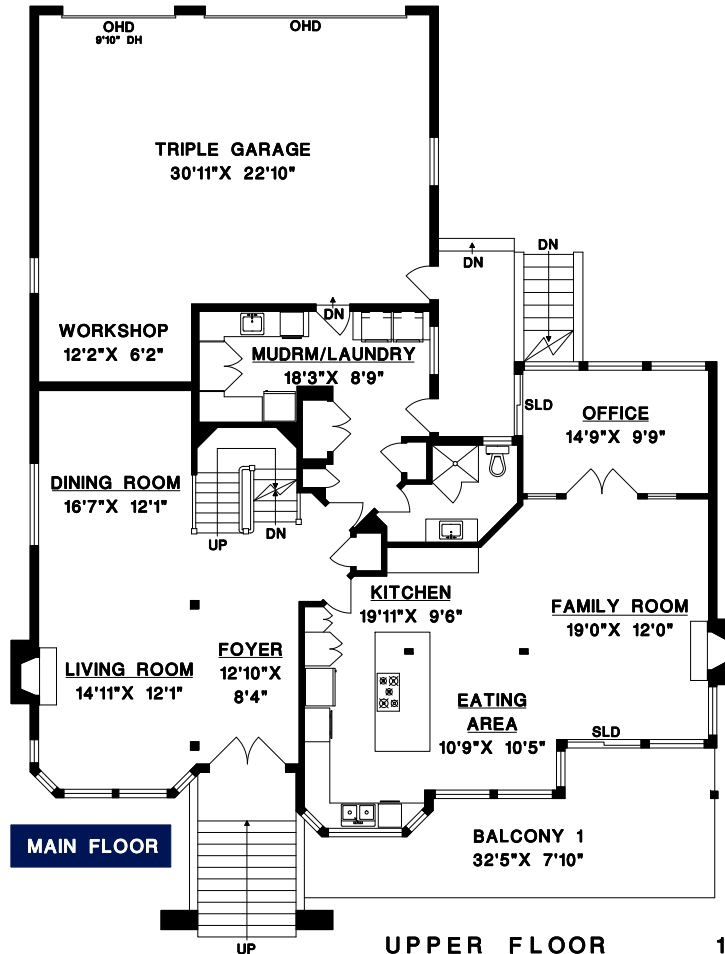
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Amazing ocean views, exclusive 13th ave sits directly across from the bluff. Protected views of W Rock Pier, Mt Baker, Semiahmoo Bay, Gulf Islands & West Sunsets. Beach access on the street. Architectural designed home & custom built. Vaulted, radiant heated hardwd flrs & granite surfaces. Luxury Home offers 5,323 sqft on 3 flrs + 3 nat gas fireplaces. 5 bdrms / 6 full bath + plus walk-out authorized suite 886 sqft. 1,633 sqft up traditional layout, 4 lrg bdrms (3 w/ ensuites & 180 degree views + balcony access). Main floor 1,861 sqft. Below media rm by Dynamic Multi Media remains with sale. Full irrigation front & back. Fenced yard & hot-tub. Open & covered patios & balconies exceed 800 sqft. Triple garage 837 sqft w/ work shop, lane access & RV parking. Schools Ray Shepherd & Elgin

BEEBE CLINE

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

**13049 13TH AVENUE,
SOUTH SURREY, B.C.**



UPPER FLOOR	1633	SQ. FT.
MAIN FLOOR	1861	SQ. FT.
LOWER FLOOR	943	SQ. FT.
SUITE	886	SQ. FT.
FINISHED AREA	5323	SQ. FT.
UNFINISHED	223	SQ. FT.
TOTAL AREA	5546	SQ. FT.

GARAGE	837	SQ. FT.
BALCONY 1	274	SQ. FT.
BALCONY 2	182	SQ. FT.
BALCONY 3	63	SQ. FT.
PATIO	307	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: MARCH 2022
REVISED:

13049 13 AVENUE			
PROPERTY COST		Amount	
List Price		\$ 4,289,000.00	
REVENUE		Monthly	Yearly
Lower Suite Potential Income**		\$2,100.00	\$25,200.00
TOTAL REVENUE		\$2,100.00	\$25,200.00
EXPENSES		Monthly	Yearly
Property Taxes		\$870.95	\$10,451.42
Insurance		\$294.50	\$3,534.00
Hydro		\$181.82	\$2,181.87
Gas		\$172.12	\$2,065.45
Landscaping		\$244.41	\$2,932.86
TOTAL EXPENSES		\$ 1,763.80	\$ 21,165.60

* Expenses & revenue potential amounts are based on estimated figures only & should be verified by your owner rental agent and/or utility companies if deemed important to the Buyer

** Current Suite Income \$1,250/Month: Long Term Tenant, Family Friend that Helps Maintain Home

LOT 14, BLK. 6, SEC. 8, T¹P. 1,
N.W.D., PLAN 2715.

DISTANCES TAKEN FROM POSTING BY BRADLEY PENDERGRAFT
SIGNED 16TH DAY OF MAY, 1990.

LANE

GEODETIC ELEVATION
FORMS 67.14 "

& LANE 67.36 "

© CERTIFIED CORRECT:

Rev. L. Malloy B.C.L.S.

MALLORY
SURVEY
SERVICES
17515 24th AVENUE,
SURREY, B.C., V4B 5E7
Ph. 536-6123
FILE: 91-07-350
Dwg 16

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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 13049 - 13 AVE

LEGAL LOT 14 S/E 4 SEC 8

T.P.I. PL 2715

BUILDING PERMIT No. 71259

DATE April 30/92

A. Magnusson

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

PLEASE PRINT CLEARLY - APPLICATION/PERMIT



BUILDING PERMIT NO. 71259

APPROVED BY SL
APPROVED DATE May 17/91

FOR OFFICE USE ONLY

1) TO BE FILLED IN BY APPLICANT
INTENDED USE(S) OF CONSTRUCTION HOME VALUE OF CONSTRUCTION 13049-13
OTHER EXISTING BUILDING ON SAME LOT YES/NO _____ NUMBER _____ BEING USED FOR _____

REGISTERED OWNER/TENANT

ADDRESS _____

BUILDER _____ BUS. LIC. NO. _____ PHONE: _____

ADDRESS _____ POSTAL CODE: _____

DESIGNER _____ PHONE: _____

HAS/IS BUILDING BEEN/BEING STRATA TITLED? YES/NO NO PERSON TO WHOM PERMIT IS TO BE ISSUED

I HAVE CHECKED THE TITLE OF THIS PROPERTY AND VERIFY THAT THERE ARE NO ENCUMBRANCES OR RESTRICTIONS AGAINST THE PROPERTY THAT WOULD PREVENT A BUILDING PERMIT BEING ISSUED.

SIGNATURE _____

APPLICANT NAME IN FULL _____

APPLICANT IS REQUESTED TO READ THE REVERSE SIDE OF THIS DOCUMENT. APPLICATION DATE May 17/91

2) TO BE FILLED IN BY PLANNING DEPARTMENT.

PROJECT ADDRESS 13049-13 Ave COMPLETED BY AC MAP NO. 131LEGAL DESCRIPTION 2145W4 Sec 8 RP1 P1 ZONE RFNOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. 2712 RE-ZONE NO. _____

DVP/D.P. NO. _____ L.U.C. NO. _____

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM	ARTERIAL ROAD	YES	NO
STREET	WATER	YES	NO
LANE	SANITARY SEWER	YES	NO
	STORM SEWER	YES	NO
	STORM CONN.	YES	NO
	EASEMENTS/ROW/R/C	YES	NO
	DETENTION REQ'D	YES	NO
	ELECTRICAL	OH	UG

ENG. PROJECT NO. _____

COMPLETED BY _____

DATE: May 17/91

ENG. REMARKS:

no lot grading plan
LANE 20-08
1N
FC: poor soil, Eng'd for
FC: storm conn.

13 Ave
existing home to be demolished

4) PERMITS AND LICENSE OFFICE USE ONLY

NO. OF DWELLING UNITS	FLOOR AREAS
<u>ONE</u>	<u>main 1804</u>
BUILDING AREA <u>246m²</u>	<u>upper 1540</u>
SITE AREA <u>747m²</u>	<u>bsmt 1804</u>
SITING FRONT <u>57.5m unfin</u>	<u>gar 846</u>
SITING SIDES <u>0.4m</u>	
SITING REAR <u>N 7.5m</u>	
COMPLETED BY <u>AC</u>	

REMARKS & NOTATIONS SINGLE FAMILY
- TWO STORIES ON UNFINISHED
BASEMENT
- TRIPLE GARAGE
W/ 2 SUFFICIENT ELEV. FOR
GRAVITY FEED TO SERVICES
* MAX SITE COVERAGE
ACHIEVED.

ENGINEERING RATES

WATER CONN.

WATER TURN-OFF

WATER RATES

SANITARY SEWER CONNECTION FEE

SANITARY SEWER RATES

GARBAGE RATES

ENG. RATES TOTAL

DEVELOPMENT COST CHARGES

D.C.C. - WATER

D.C.C. - SANITARY SEWER

D.C.C. - ARTERIAL ROADS

D.C.C. - NON ARTERIAL ROADS

D.C.C. - OPEN SPACE

D.C.C. - DRAINAGE

D.C.C. - STORM RETENTION

D.C.C. TOTAL

PERMIT FEES (226,574.00)

BUILDING

SEWER

LEVY

RATES TOTAL

D.C.C. TOTAL

DAMAGE DEPOSIT

TOTAL

COMMERCIAL DEPOSIT

R #

+

+

1/3

2/3

500.00

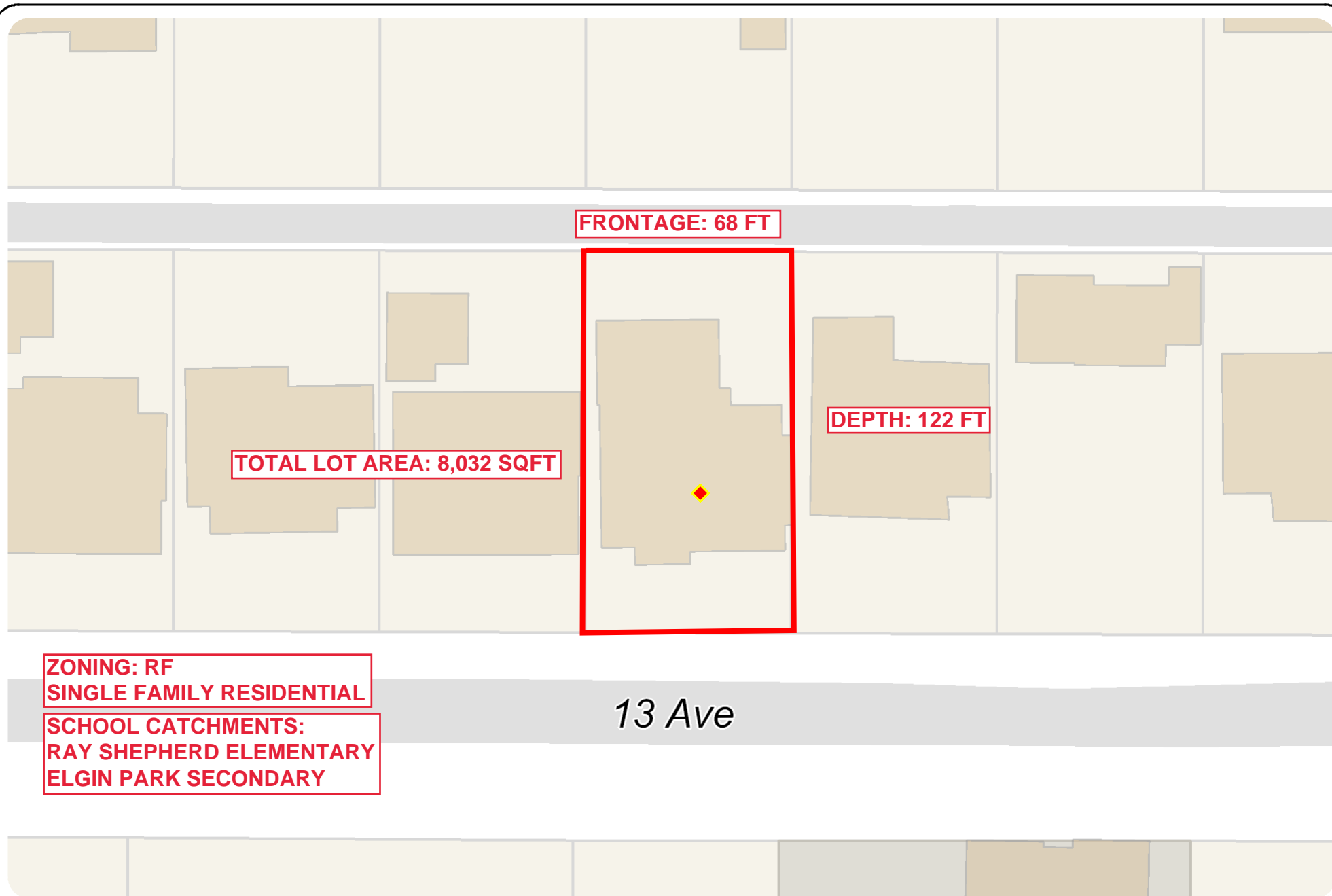
+

2,062.55

R # M.414040.

OFFICE COPY

INSPECTION	INSPECTION DATE	INSPECTOR	APPROVED	COMMENTS
YARDS/FIELD CHECK				
FOUNDATION FOOTINGS				
FOUNDATION FORMS	July 20/91	L.W.	OK	See list July 24/91 ALS
DRAIN TILE AND DAMP PROOFING	Aug 9/91	R.T.H.	✓	102" S.E. inner corner of garage
STORM OUTFALL	20 AUG 91	DL	✓	
SUMP OUTFALL	20 AUG 91	DL	✓	
FRAMING	Oct 3/91	DL	OK	See list
INSULATION	Oct 11/91	DL	✓	Oct 11/91 OK S/F C.W.
FIREPLACE				
HEATING/SPACE HEATERS				
FINAL				
NOT APPROVED				
PROVISIONAL	Feb 27/92	ALS		See list
LOT GRADING				
FINAL BUILDING	April 20/92	ALS	OK	
REMARKS	71259			SEE ELEVATIONS RE-GRADE TO MAINTAIN 50% IN AROUND ALS 4/5 July 5/90 Perry approval - Sept 23/91 ALS



ZONING: RF
SINGLE FAMILY RESIDENTIAL

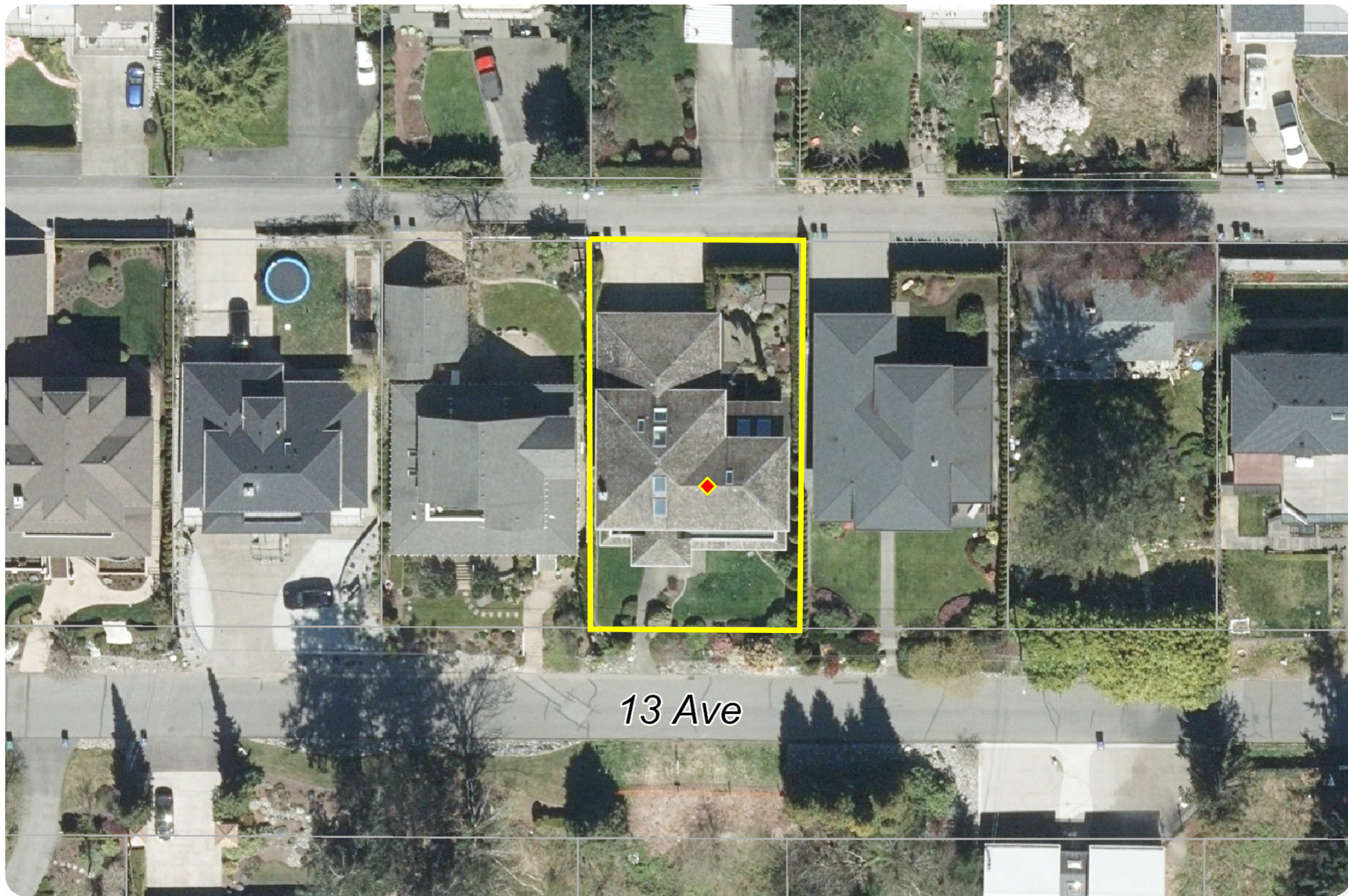
SCHOOL CATCHMENTS:
RAY SHEPHERD ELEMENTARY
ELGIN PARK SECONDARY

13 Ave

13049 13 Avenue

Scale: 1:501





13049 13 Avenue

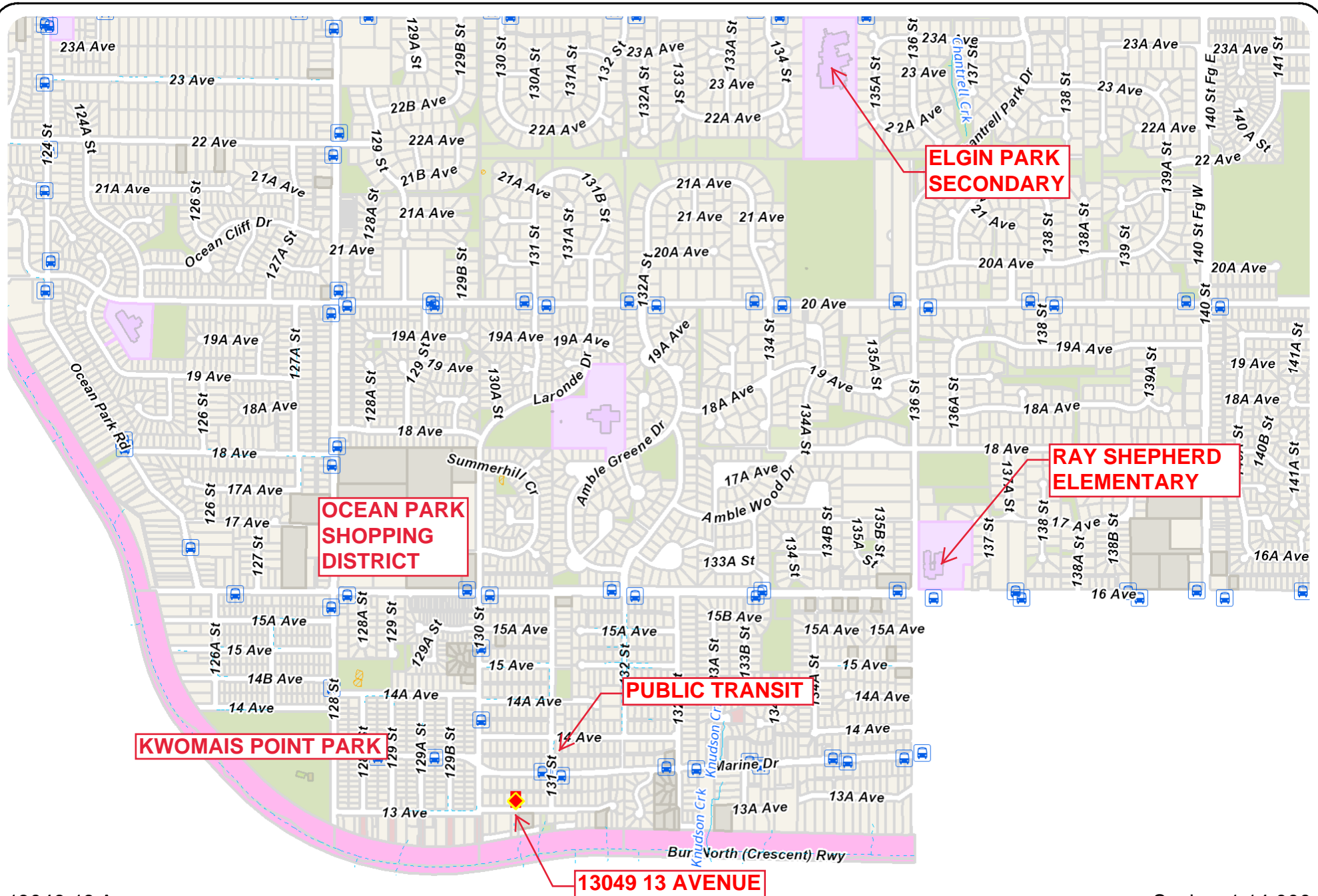
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0 0.00325 0.0065 0.013 0.0195
km

Map created on: 2022-03-08



13049 13 Avenue

Scale: 1:14,000



KWOMAIS POINT PARK
1367 128 Street, Surrey BC



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

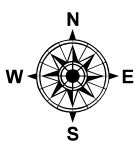
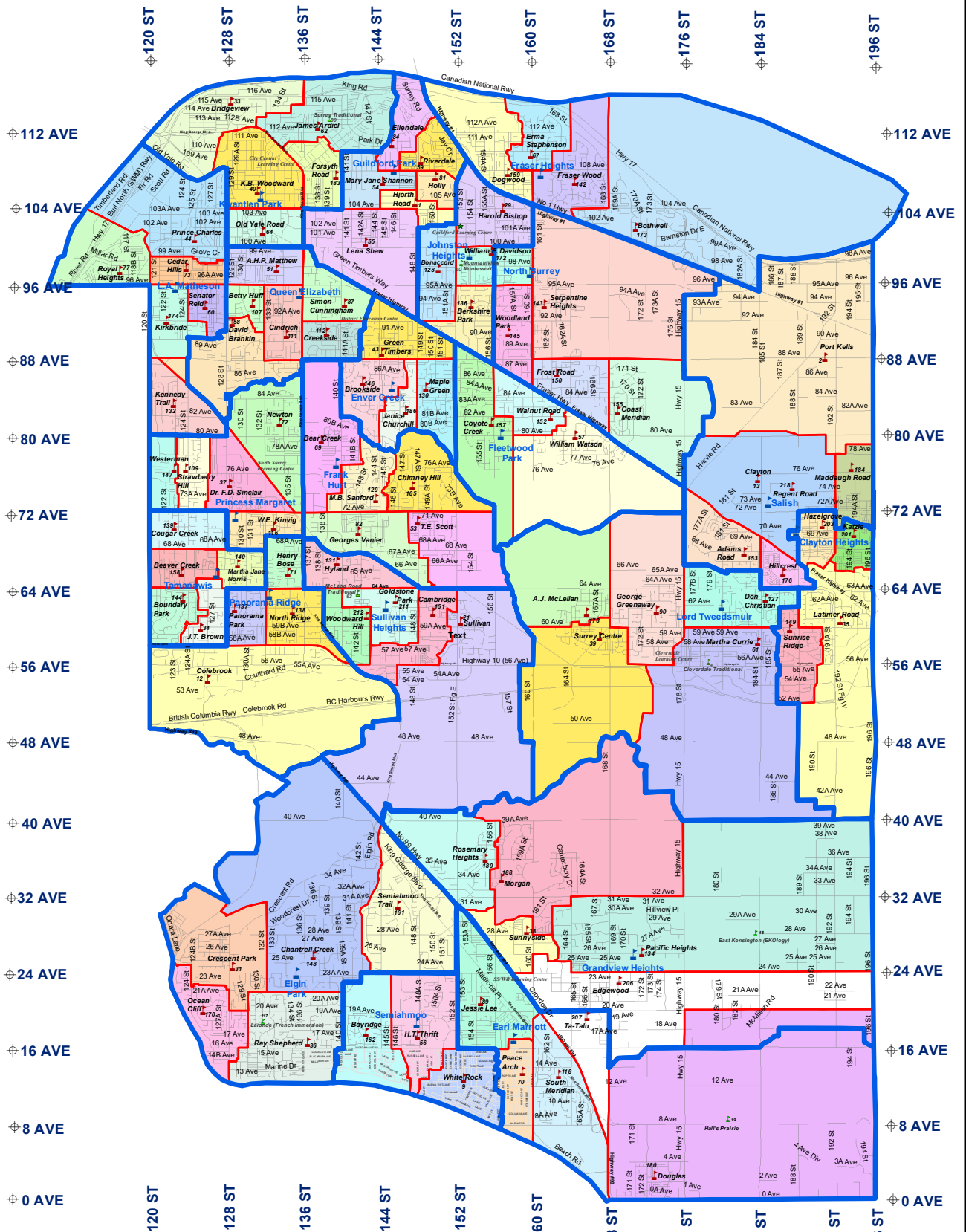
Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.

Announcements

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.

2021-22 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019 (MOST CURRENT ON FRASER INSTITUTE WEBSITE)

	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