















Presented by:

Beebe Cline - PREC

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



Active
R2686035

Board: F
House/Single Family

12368 21A AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 9Y7

Residential Detached

\$3,198,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,198,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2002**
Frontage(feet): **62.00** Bathrooms: **4** Age: **20**
Frontage(metres): **18.90** Full Baths: **3** Zoning: **RF**
Depth / Size: **108** Half Baths: **1** Gross Taxes: **\$6,915.14**
Lot Area (sq.ft.): **7,427.00** Rear Yard Exp: **Southwest** For Tax Year: **2021**
Lot Area (acres): **0.17** P.I.D.: **025-361-791** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv: **West of Ocean Park Road**
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.**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2021**
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **2 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes :Master bedroom rods and draperies**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 8 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP53206**

Amenities: **Garden, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Pantry, Sprinkler - Inground, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	1,723	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,810	Main	Foyer	26'9 x 7'6	Above	Bedroom	15'7 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'2 x 12'5	Above	Games Room	28'7 x 10'4	Main 2
Finished Floor (Below):	1,703	Main	Dining Room	15'2 x 11'7			x	Above 5
Finished Floor (Basement):	0	Main	Office	15'0 x 10'5	Below	Bedroom	14'1 x 12'1	Above 5
Finished Floor (Total):	5,236sq. ft.	Main	Eating Area	8'11 x 4'0	Below	Walk-In Closet	4'11 x 4'1	Below 4
Unfinished Floor:	0	Main	Kitchen	18'5 x 10'4	Below	Recreation Room	18'9 x 17'6	
Grand Total:	5,236sq. ft.	Main	Pantry	4'2 x 4'2	Below	Den	14'2 x 11'6	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	15'1 x 12'8	Below	Bedroom	14'5 x 11'7	
Suite: None		Main	Laundry	11'1 x 9'3	Below	Bedroom	14'5 x 11'10	
Basement: Full, Fully Finished, Separate Entry		Above	Foyer	13'1 x 11'5	Below	Utility	9'8 x 5'3	
Crawl/Bsmt. Height:	# of Levels: 3	Above	Master Bedroom	19'3 x 18'3			x	
# of Kitchens: 1	# of Rooms: 22	Above	Walk-In Closet	7'0 x 6'4			x	
		Above	Bedroom	14'3 x 10'7			x	

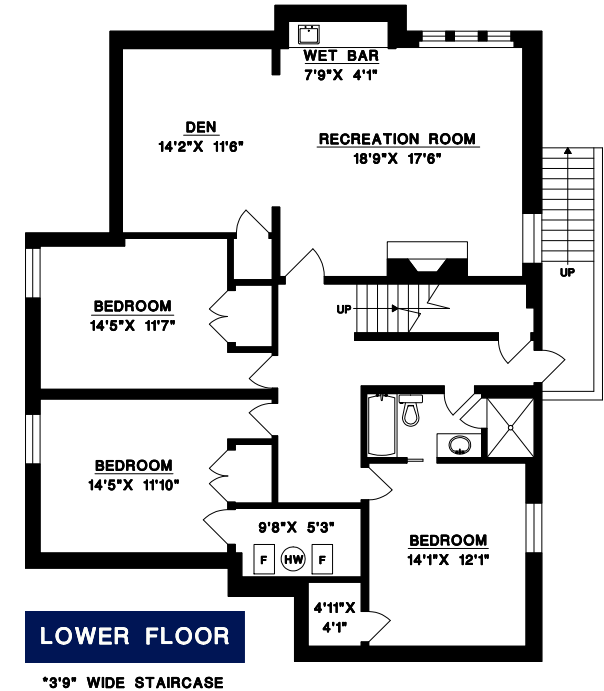
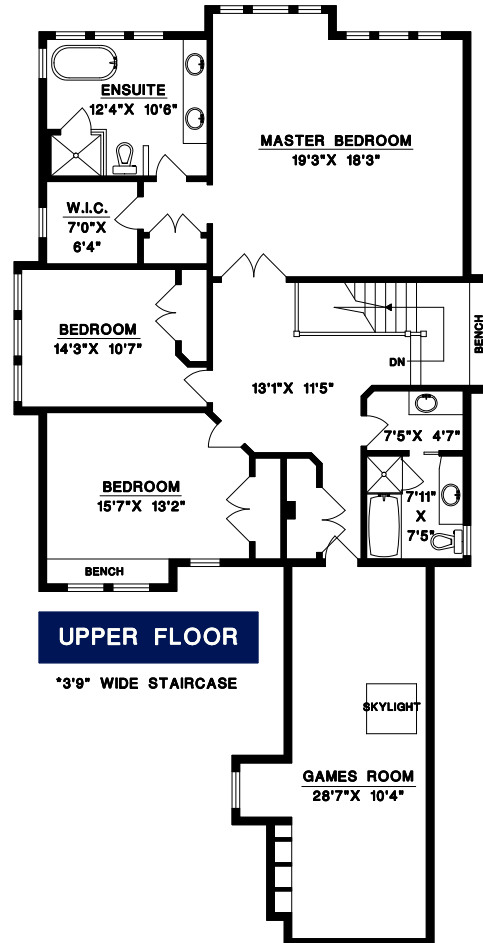
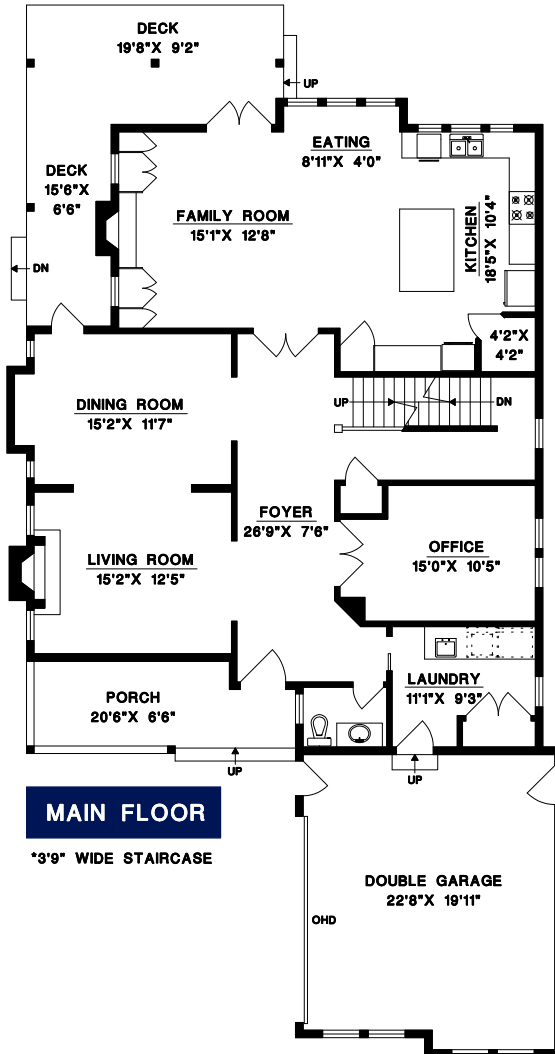
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Excellent location in prestigious Ocean Park. Quiet cul-de-sac, West Of Ocean Park Road. 5,236 sqft craftsman style home on 3 levels. 9' ceilings, mill-work, transom glass above entry doors, grand staircase & custom art glass. Oak hardwood floors. Main floor: executive office, formal dining & living room. Custom window coverings. Four gas fireplaces. Great room concept in kitchen area with South West backyard, fully landscaped, fenced, private & very inviting. Kitchen: a cooks domain, large granite work spaces, double wall ovens, Wolf natural gas range + walk-in pantry. Above: simply grand 528 sqft master bedroom suite, renovated 2022 spa ensuite & walk-in closet. 6 bedrooms in total. Below: 1,700 sqft radiant heated floors - separate entry, media lounge & wet bar. (All bathrooms and laundry room also with heated floors). School Catchments: Ocean Cliff Elem. & Elgin Park Sec.

BEEBE CLINE

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

12368 21A AVENUE,
SURREY, B.C.



UPPER FLOOR	1810	SQ. FT.
MAIN FLOOR	1723	SQ. FT.
LOWER FLOOR	1703	SQ. FT.
FINISHED AREA	5236	SQ. FT.

GARAGE	463	SQ. FT.
PATIO	286	SQ. FT.
PORCH	141	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: MAY 2022
REVISED:

12368 21A AVENUE				
PROPERTY COST		Amount		
List Price		\$ 3,198,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$6,915.14	\$576.26	\$6,915.14
Insurance		\$2,900.00	\$241.67	\$2,900.00
Hydro		\$2,195.00	\$182.92	\$2,195.00
Gas		\$2,012.00	\$167.67	\$2,012.00
Water		\$1,189.00	\$99.08	\$1,189.00
Hot Tub Mainteance (Argosy Pools)		\$800.00	\$66.67	\$800.00
Total Expenses			\$ 1,334.26	\$ 16,011.14

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

* Sellers Take Care of their Own Landscaping



CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

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

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 18365 21A

LEGAL LOT 8 SEC 18 T1

RL LMP 53206

BUILDING PERMIT No. B-02-012050-0-0

DATE July 7/03

BUILDING INSPECTOR
PER D. MAGNUSSON, P.ENG.
MANAGER, BUILDING DIVISION

12368 - 21A Ave (02150)

Single Family Dwelling

B-02-012050-0-0

BLDG INSP. AREA 5

CITY OF SURREY

P02-12835

BUILDING PERMIT

PROJECT ADDRESS: 12368 - 21A Ave Single Family Dwelling

LEGAL DESCRIPTION: LT 8 SC 18 T1 PLLMP53206

ZONE: RF

WORK PROPOSED: New

BUILDING TYPE: Single Family

PERMIT TYPE: Residential C-S

WORK DESCRIPTION:

SINGLE FAMILY DWELLING Two storey on finished basement. Double garage.

SECONDARY SUITES ARE NOT PERMITTED.

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

Restrictive Covenants: Bldg. Scheme, Tree Pres., Silt Control, Storm

MBE: 41.3 Heating: FA

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

Padwood Homes 12840 16 Ave. Unit 204 Surrey V4A 1N6

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	Yes	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	Yes
STORM CONNECTION:	Yes	ELECTRICAL:	Underground
DRIVEWAY WIDTH:			

COMMENTS:

ENG-Barrier curb driveway letdown has been provided for this lot. Applicant must ensure that on-site design aligns with this access.

ENG - RC for individual sediment control

ENG - Easement for storm drainage

ISSUED BY:

LLW *[Signature]*

DATE OF ISSUANCE: THURSDAY, SEPTEMBER 12, 2002

DEPARTMENT COPY

not to be used to define boundaries

scale 1:200
METRES

Survey Certificate
for

LOT 8 SECTION 18 TP 1
PLAN LMP 53206

CIVIC

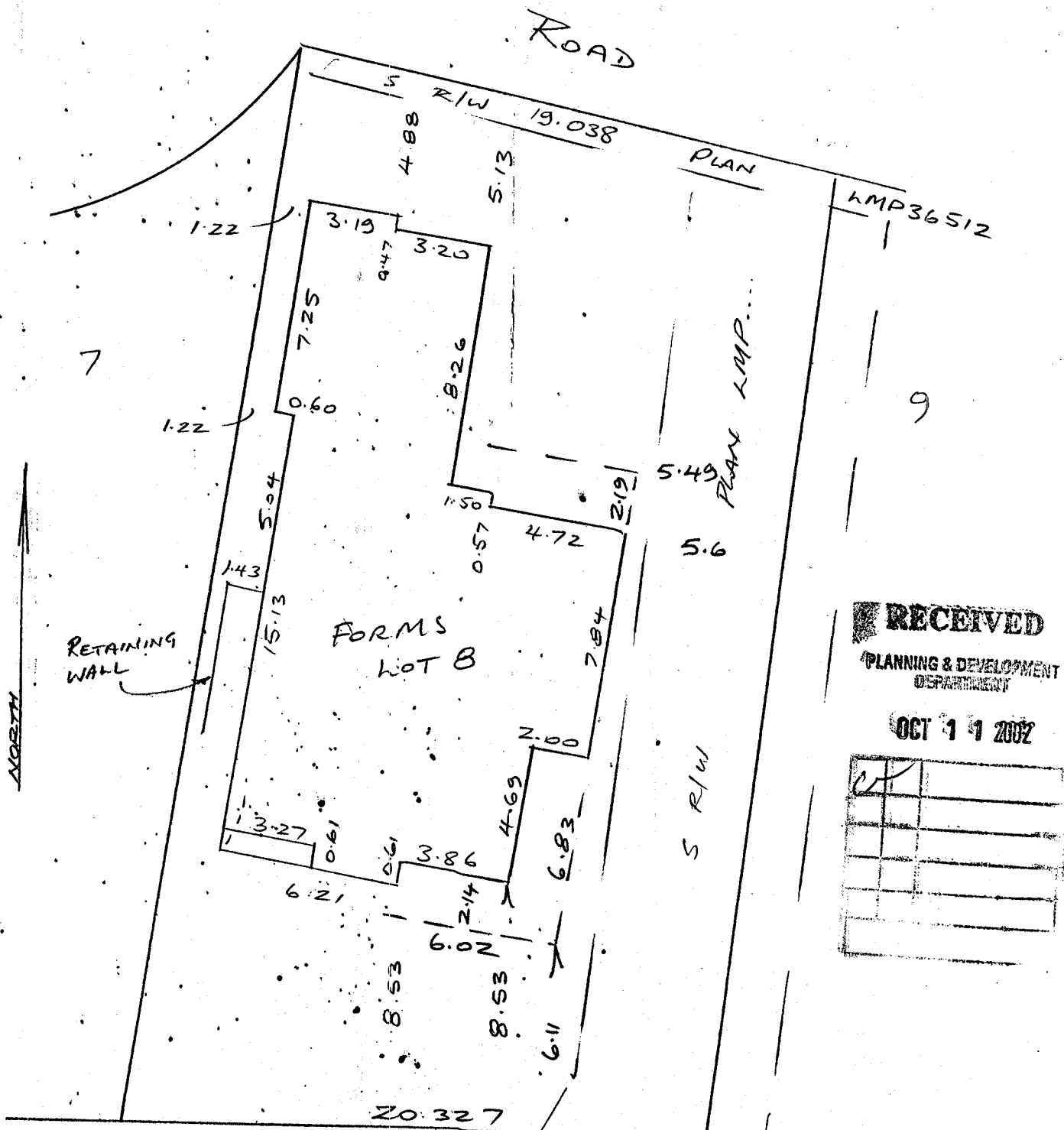
12368 21A AVENUE

SURREY

ELEVATIONS

CURB WALL 41.30

POUR STRIP ALL
CORNERS
43.69



RECEIVED
PLANNING & DEVELOPMENT
DEPARTMENT
OCT 11 2002

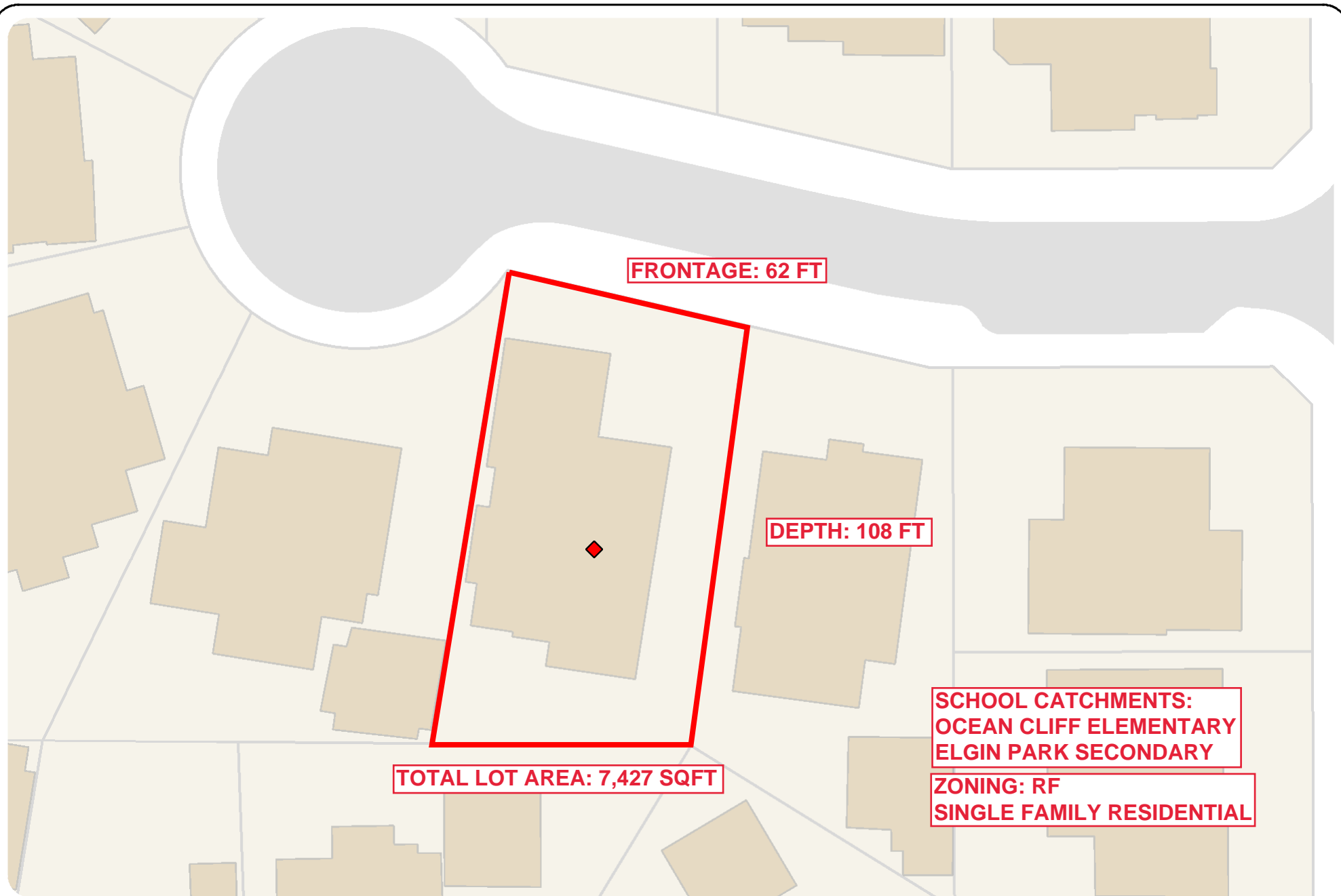
CT	

certified correct
this 10 day of OCTOBER
2002

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

this document is not valid unless originally signed and sealed

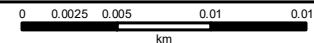
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12368 21A Avenue

Scale: 1:400

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Map created on: 2022-05-09



12368 21A Avenue

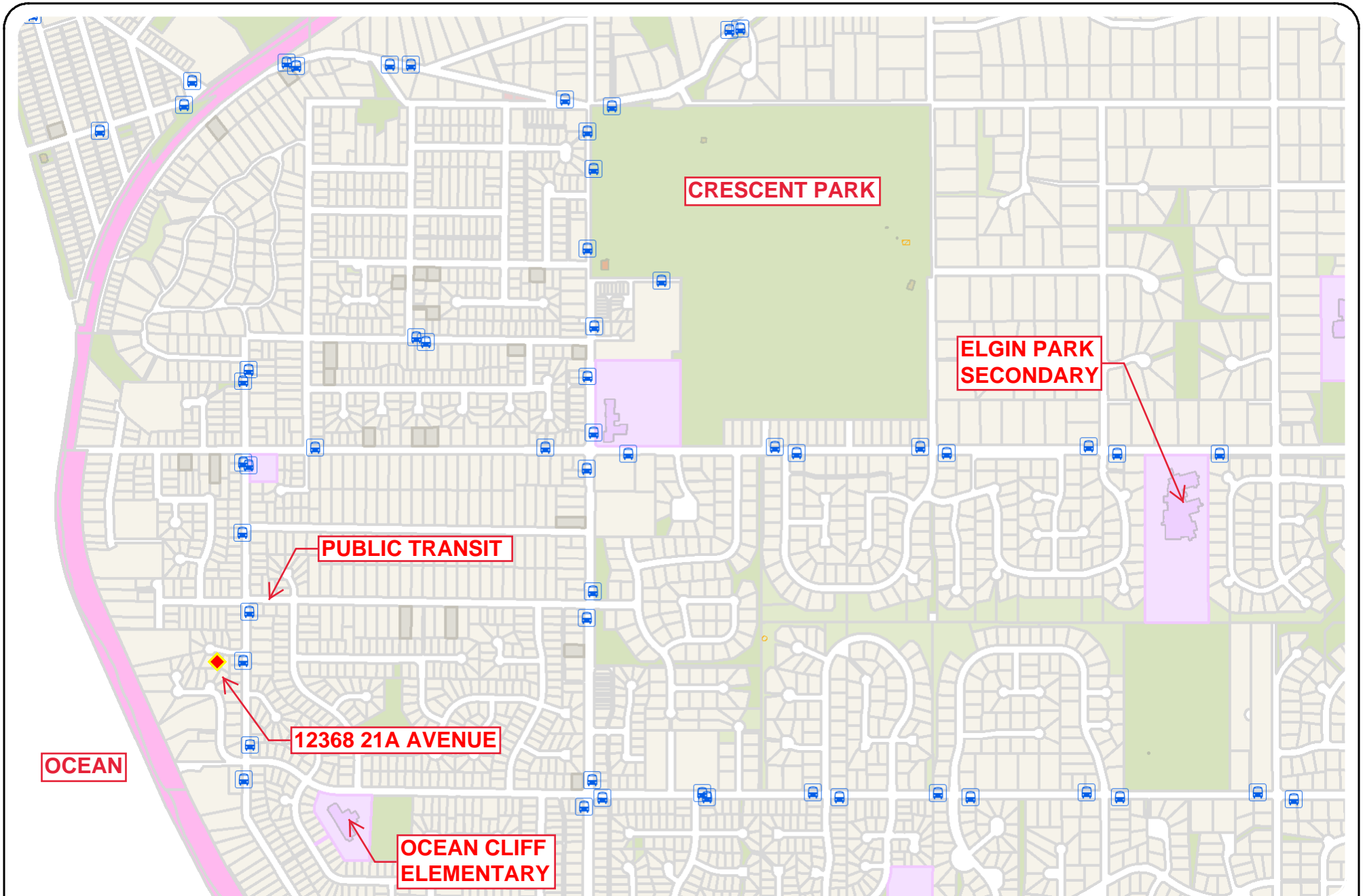
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0 0.0025 0.005 0.01 0.015
km

Map created on: 2022-05-09



12368 21A Avenue

Scale: 1:12,000

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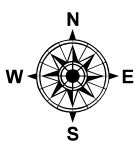
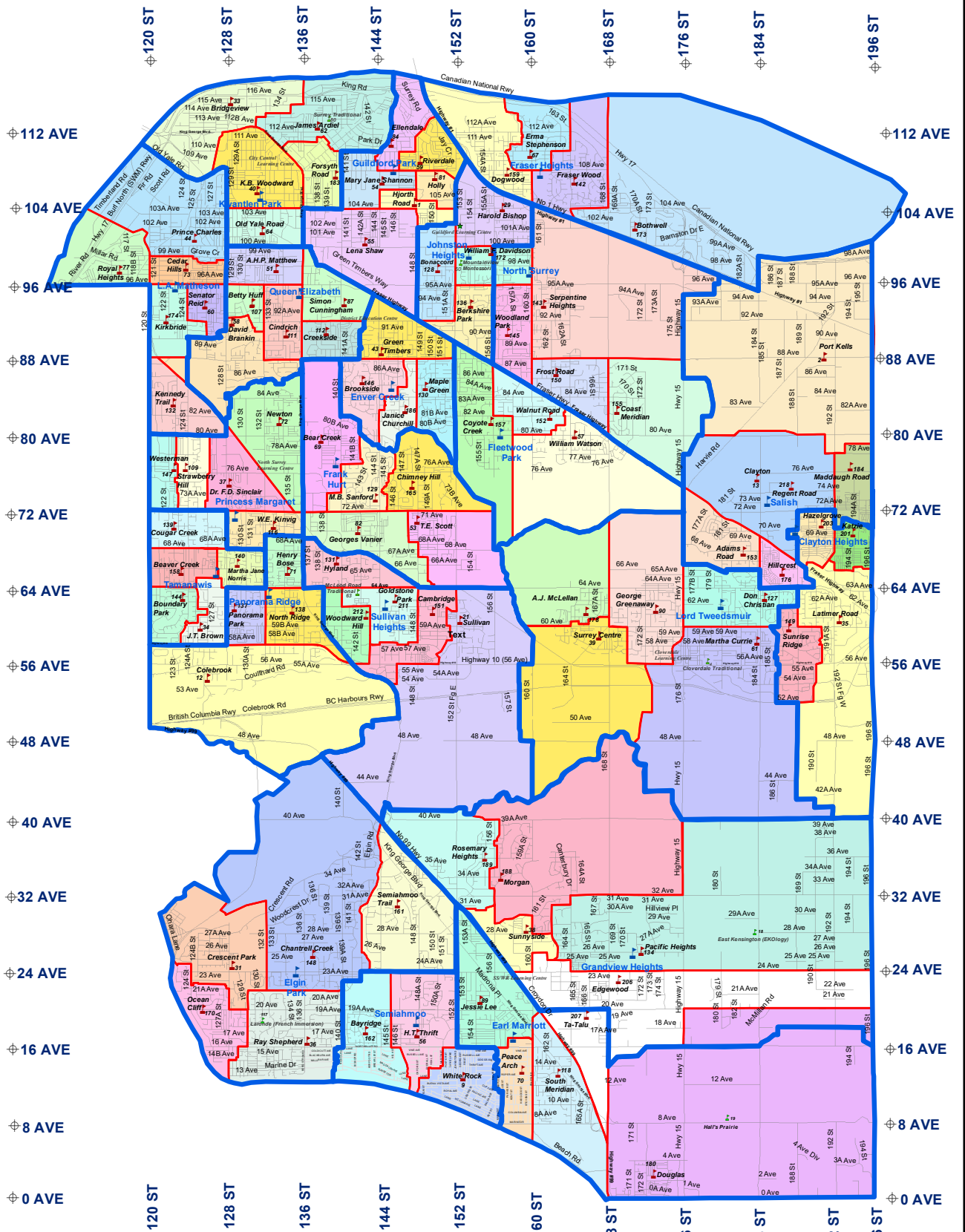
0 0.075 0.15 0.3 0.45
km

Map created on: 2022-05-09

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

2021-22 Boundary Catchment



CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

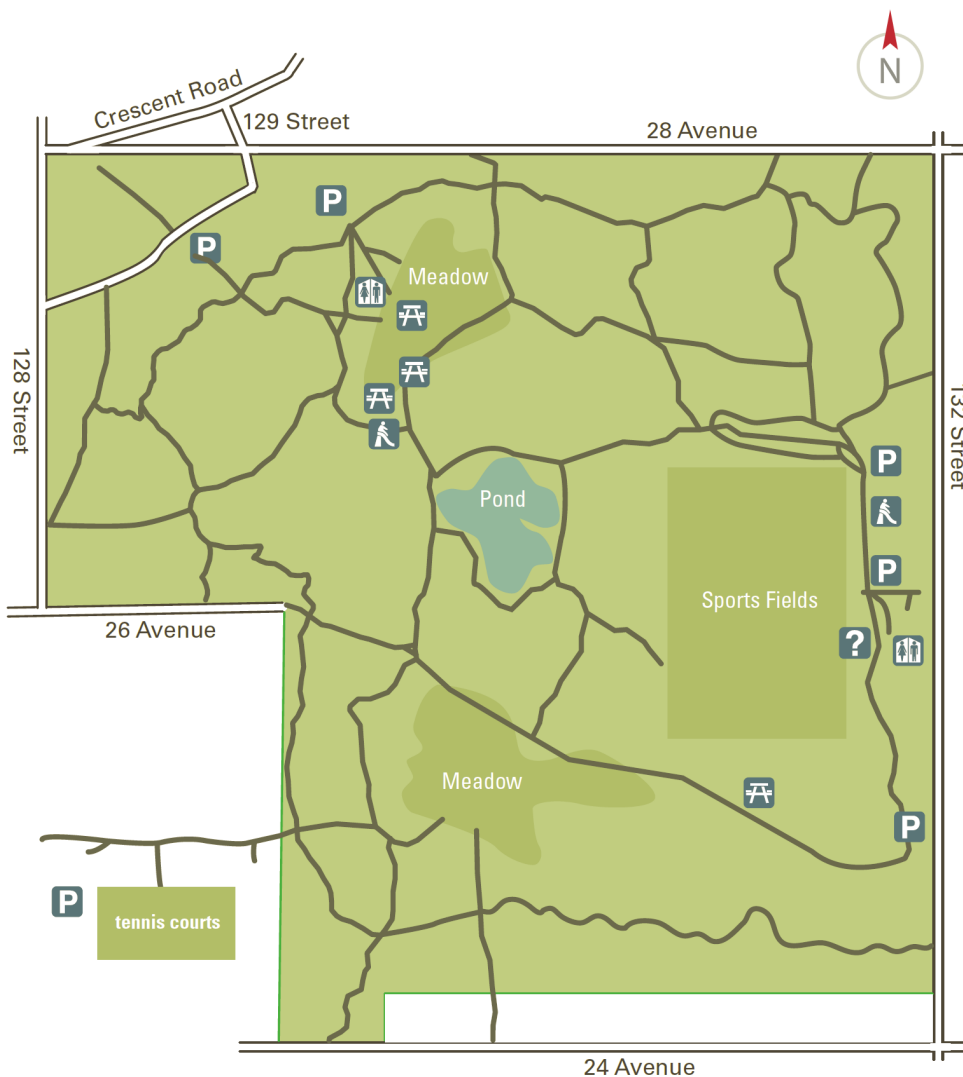
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks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