











Presented by:
Beebe Cline - PREC

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



Active
R2701529
Board: F
Townhouse

69 14655 32 AVENUE
South Surrey White Rock
Elgin Chantrell
V4P 3R6

Residential Attached
\$1,558,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,558,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 4	Age: 15
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,198.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: No	P.I.D.: 026-979-039	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Elgin Pointe		
Services Connctd: 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: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 50 DISTRICT LOT 155 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1501 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Garden, In Suite Laundry**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main): 1,051	Units in Development:	Tot Units in Strata: 76	Locker: No
Finished Floor (Above): 646	Exposure: South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Peninsula Strata Management	Mgmt. Co's #: 604-385-2242	
Finished Floor (Below): 0	Maint Fee: \$499.18	Council/Park Apprv?: No	
Finished Floor (Basement): 1,015	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 2,712 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,712 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed: 0%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 14			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'0 x 5'0	Above	Master Bedroom	16'2 x 11'2	1	Main	2	No
Main	Living Room	16'2 x 14'5	Above	Walk-In Closet	7'0 x 5'1	2	Above	5	Yes
Main	Dining Room	16'2 x 8'10	Above	Bedroom	10'6 x 10'3	3	Above	3	No
Main	Family Room	14'2 x 11'4			x	4	Bsmt	3	No
Main	Kitchen	12'10 x 10'10	Bsmt	Recreation Room	24'1 x 15'5	5			No
Main	Office	7'2 x 6'9	Bsmt	Bedroom	12'7 x 11'0	6			No
Main	Laundry	7'3 x 6'9	Bsmt	Bedroom	13'1 x 11'0	7			No
		x	Bsmt	Storage	12'6 x 6'4	8			No

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

Gated ELGIN POINTE. Duplex-style executive townhome in quiet location, south facing fenced yard. Vaulted ceilings, large windows, Brazilian cherry hardwood flrs on main & upper bedroom level. Elegant living & dining rm on main plus den. Spacious kitchen: built-in breakfast bar w/ granite surfaces, large eating area & french doors leading to enclosed Southern exposed backyard (built-in speakers, patio w/ retractable awning & nat/gas for BBQ). Upper floor: Master bdrm suite & second bdrm. Basement level: engineered hardwood, family room w/ nat/gas fplce + two generous bdrms & storage rm. Double garage. On extensive walking & biking paths. Walking distance to shopping, school, transit & quick to Hwy.99. Schools: Semi. Trail & Elgin. Clubhouse. 1 cat & 1 dog OK, no rentals. Strata Fee: \$499.

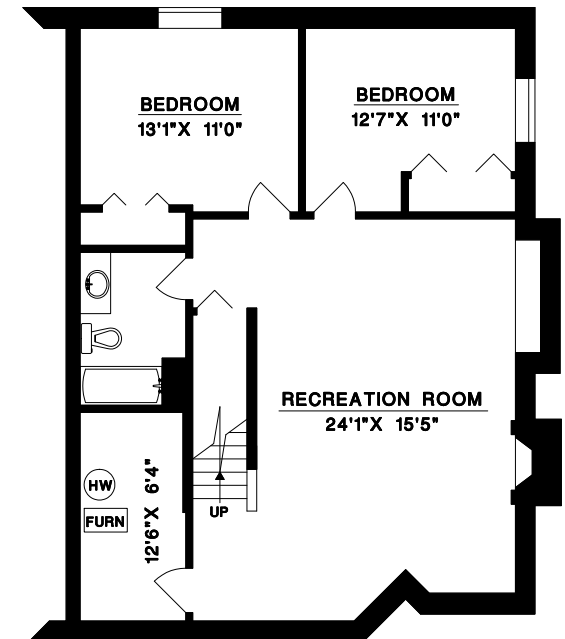
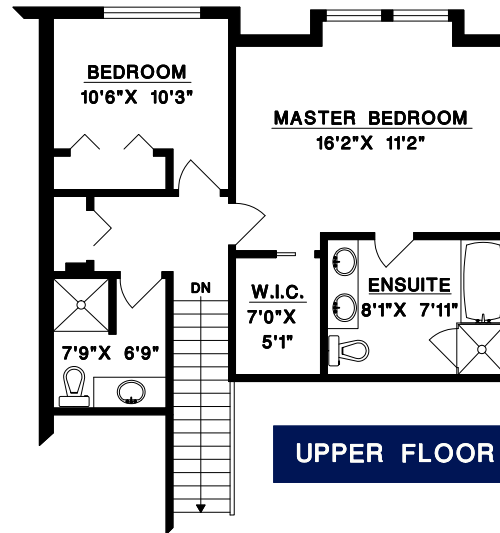
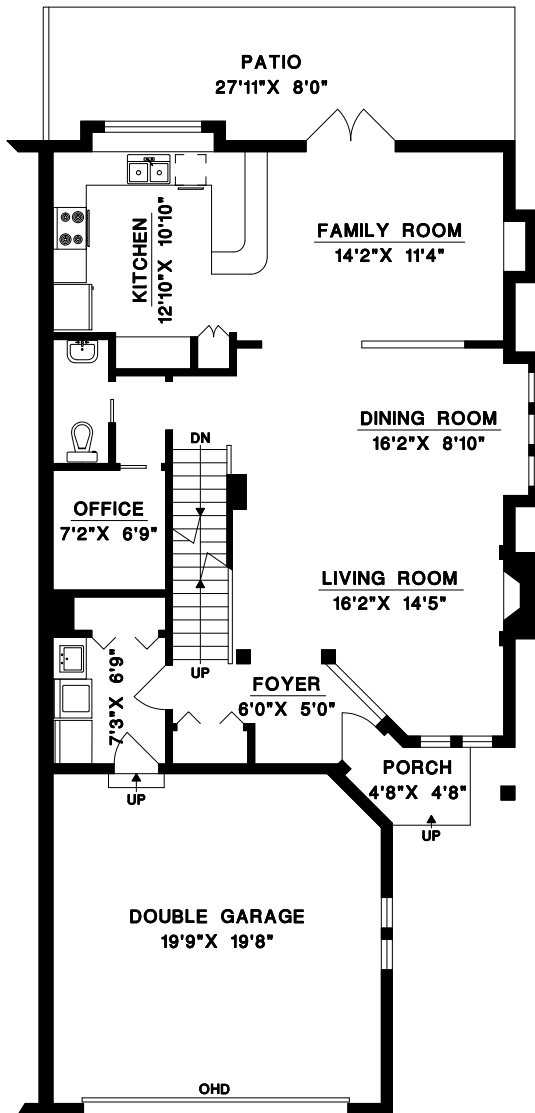
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**#69 - 14655 32ND AVENUE,
SURREY, B.C.**



UPPER FLOOR	646	SQ. FT.
MAIN FLOOR	1051	SQ. FT.
LOWER FLOOR	1015	SQ. FT.
FINISHED AREA	2712	SQ. FT.

GARAGE	405	SQ. FT.
PATIO	214	SQ. FT.

*Area measurements taken to center of all walls.



1' 6'
SCALE

DRAWN BY: CN
DATE: MAY 2022
REVISED:

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

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

Civic Address _____

Legal Description ST LOT ____, DL ____, LD ____, NWD STRATA PLAN _____

The Owners, Strata Plan _____ certify that the information contained in this certificate with respect to Strata Unit # ____ (Strata Lot _____) is correct as of the date of this certificate (errors and omissions excepted).

[Attach a separate sheet if the space on this form is insufficient]

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ _____
Please note that the information provided are to the best of our knowledge.
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ _____
Please note that the information provided are to the best of our knowledge.
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? *[Attach copy of all agreements]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (d) Any amount that the owner of the strata lot described above is obligated to pay In the future for a special levy that has already been approved. \$ _____
The payment is to be made by _____ *[mm/dd/yyyy]*.
Please note that the information provided are to the best of our knowledge.
- (e) Any amount by which the expenses of the strata corporation for the current Fiscal year are expected to exceed the expenses budgeted for the fiscal year. \$ _____
Please note that the information provided are to the best of our knowledge.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$ _____
Please note that the information provided are to the best of our knowledge.
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office? *[Attach copy of all amendments]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office? *[Attach copy of all resolutions]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (i) Has notice been given or any resolutions, requiring $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? *[Attach copy of all notices]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (j) Is the strata corporation party to any court proceedings or arbitration, and/or Are there any judgements or orders against the strata corporation? *[Attach details]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? *[Attach copies of all notices or work orders]* ☐ NO ☐ YES
Please note that the information provided are to the best of our knowledge.
- (l) Number of strata lots in the strata plan that are rented? _____
Please note that the information provided are to the best of our knowledge.

☐ NO ☐ YES

(m) Are there any parking stall(s) allocated to the strata lot?

Please note that the information provided are to the best of our knowledge.

If no, complete the following by checking the correct box

- ☐ No parking stall is available
- ☐ No parking stall is allocated to the strata lot but parking stalls(s) within common property might be available

If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- ☐ Parking stall(s) number(s) _____ is/are part of the strata lot
- ☐ Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot [*strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot*]
- ☐ Parking stall(s) number(s) _____ is/are limited common property
- ☐ Parking stall(s) number(s) _____ is/are common property

For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Parking stall(s) number(s) _____ is/are allocated with strata council approval*
- ☐ Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
- ☐ Parking stall(s) number(s) _____ may have been allocated by owner development assignment

Details _____

[Provide background on the allocation of parking stalls referred to in which of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

Note #1: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Note #2: Information regarding parking stalls has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

☐ NO ☐ YES

(n) Are there any storage locker(s) allocated to the strata lot?

Please note that the information provided are to the best of our knowledge.

If no, complete the following by checking the correct box

- ☐ No storage locker is available
- ☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- ☐ Storage locker(s) number(s)_____ is/are part of the strata lot
- ☐ Storage locker(s) number(s)_____ is/are separate strata lot(s) or part(s) of a separate strata lot_____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- ☐ Storage locker(s) number(s)_____ is/are limited common property
- ☐ Storage locker(s) number(s)_____ is/are common property

For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Storage locker(s) number(s)_____ is/are allocated with strata council approval*
- ☐ Storage locker(s) number(s)_____ is/are allocated with strata council approval and rented at \$_____ per month*
- ☐ Storage locker(s) number(s)_____ may have been allocated by owner developer assignment

Details _____

[Provide background on the allocation of parking stalls referred to in which of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

Note #1: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Note #2: Information regarding storage lockers has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

REQUIRED ATTACHMENTS

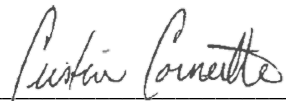
In addition to attachments mentioned above, section 59(4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- ☐ The rules of the strata corporation;
- ☐ The current budget of the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under Section 94.

Dated for _____

Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)



Signature of Strata Manager, if authorized by Strata Corporation

OR

Per _____

ELGIN POINTE - BCS 1501

Balance Sheet

As of 31 May 2022

	31 May 22
ASSETS	
Current Assets	
Chequing/Savings	
CHEQUING - TD	76,350.87
CRF - TD	77,630.38
PETTY CASH	300.00
Total Chequing/Savings	154,281.25
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	12.49
Total Accounts Receivable	12.49
Other Current Assets	
1500 · PREPAID INSURANCE	113,107.32
Total Other Current Assets	113,107.32
Total Current Assets	267,401.06
Other Assets	
TERMDEPOSIT -2 May/24@2.06	200,000.00
TERMDEPOSIT -1 May/24@2.06	200,000.00
Total Other Assets	400,000.00
TOTAL ASSETS	667,401.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · ACCRUAL LIABILITY	1,255.29
Total Other Current Liabilities	1,255.29
Total Current Liabilities	1,255.29
Total Liabilities	1,255.29
Equity	
3500 · TOTAL CONTINGENCY	
3501 · CRF-OPENING BALANCE	598,328.17
3502 · CRF-CONTRIBUTION	23,800.00
3503 · CRF-INTEREST	1,159.61
3508 · CRF-LOAN TO INSURANCE	-123,389.81
3514 · CRF-APPROVED EXPENSE	-12,767.59
3517 · CRF-TRFR TO TREE REMOVL/PRUNING	-4,500.00
3518 · CRF - TRFR TO FENCE REPAIRS	-5,000.00
Total 3500 · TOTAL CONTINGENCY	477,630.38
3510 · CRF-LOAN	123,389.81
3901 · RETAINED EARNINGS	22,241.89
Net Income	42,883.69
Total Equity	666,145.77
TOTAL LIABILITIES & EQUITY	667,401.06

3:58 PM

06-07-22

Accrual Basis

ELGIN POINTE - BCS 1501

Income & Expense Budget Performance

May 2022

	May 22	Budget	Feb - May ...	YTD Budget	Annual Bu...
Income					
4001 · OWNER ASSESSMENTS	40,959.15	40,959.13	163,836.60	163,836.56	491,509.60
4002 · BANK INTEREST	206.41	25.00	467.38	100.00	300.00
4020 · REC-CENTRE INCOME	0.00	20.83	50.00	83.36	250.00
Total Income	41,165.56	41,004.96	164,353.98	164,019.92	492,059.60
Gross Profit	41,165.56	41,004.96	164,353.98	164,019.92	492,059.60
Expense					
6100 · FORTIS BC	91.80	54.17	284.44	216.64	650.00
6101 · BC HYDRO - ELECTRICITY	158.52	125.00	135.75	500.00	1,500.00
6102 · WATER BILLS	0.00	3,333.33	0.00	13,333.36	40,000.00
6201 · INSURANCE	14,138.42	14,138.33	56,553.68	56,553.36	169,660.00
6202 · INSURANCE APPRAISAL	0.00	83.33	0.00	333.36	1,000.00
6203 · BANK CHARGES	45.00	45.00	180.00	180.00	540.00
6204 · ENTERPHONE	36.07	37.50	144.12	150.00	450.00
6207 · LEGAL/ACCOUNTING	0.00	100.00	888.79	400.00	1,200.00
6301 · MAINT - CLEAR ROADS/WALKS	0.00	750.00	777.00	3,000.00	9,000.00
MAINT - LANDSCAPE					
6303 · MAINT - LANDSCAPE MAINTENANCE	5,801.25	6,850.00	23,205.00	27,400.00	82,200.00
6304 · MAINT - LANDSCAPE MISCELLANEO...	588.01	166.67	2,163.02	666.64	2,000.00
6305 · MAINT - LANDSCAPE STRATA TEAM	0.00	83.33	0.00	333.36	1,000.00
Total MAINT - LANDSCAPE	6,389.26	7,100.00	25,368.02	28,400.00	85,200.00
6307 · MAINT - REPAIRS & MAINTENANCE	270.27	2,916.67	1,498.61	11,666.64	35,000.00
6308 · MAINT - FIRE SYSTEMS	0.00	83.33	0.00	333.36	1,000.00
6310 · MAINT - WINDOW REPLACEMENT	0.00	166.67	0.00	666.64	2,000.00
6312 · MAINT - ROOFING	0.00	833.33	0.00	3,333.36	10,000.00
6313 · MAINT - PEST CONTROL	120.75	166.67	362.25	666.64	2,000.00
6315 · MAINT - CLEAN EAVES/REPAIR	0.00	1,000.00	0.00	4,000.00	12,000.00
6317 · MAINT - IRRIGATION SYSTEM	1,396.50	208.33	1,396.50	833.36	2,500.00
6319 · MAINT - GATE & CONTROLS	0.00	41.67	0.00	166.64	500.00
6320 · MAINT - DRYER DUCT CLEANING	0.00	208.33	0.00	833.36	2,500.00
6322 · MAINT - WINDOW CLEANING	0.00	458.33	0.00	1,833.36	5,500.00
6410 · REC-CENTRE CLEANING	102.38	116.67	307.14	466.64	1,400.00
6411 · REC CENTRE - HYDRO	252.47	166.67	756.75	666.64	2,000.00
6412 · REC CENTRE - SUPPLIES	0.00	18.75	0.00	75.00	225.00
PROPERTY MANAGEMENT					
6501 · PROPERTY MANAGEMENT FEES	2,324.42	2,137.67	8,550.68	8,550.64	25,652.00
6503 · GST -PROP MGMT	116.22	106.88	427.53	427.56	1,282.60
6504 · PROPERTY MANAGEMENT ADMIN	0.00	33.33	0.00	133.36	400.00
Total PROPERTY MANAGEMENT	2,440.64	2,277.88	8,978.21	9,111.56	27,334.60
6601 · BCS 1501 ADMIN & SUNDRY	144.33	166.67	39.03	666.64	2,000.00
6701 · CONTINGENCY RESERVE	5,500.00	5,950.00	23,800.00	23,800.00	71,400.00
6702 · DEPRECIATION REPORT	0.00	458.33	0.00	1,833.36	5,500.00
Total Expense	31,086.41	41,004.96	121,470.29	164,019.92	492,059.60
Net Income	10,079.15	0.00	42,883.69	0.00	0.00

CC

Page 1

2022-06-13


**Strata
PROTECT**

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan BCS1501, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	ELGIN POINTE
Property Manager	Peninsula Strata Management Ltd.
Policy Period	February 01, 2022 to February 01, 2023
Policy Number	BFL04BCS1501
Insured Location(s)	14655 32nd Avenue, Surrey, BC V4P 3R6

INSURING AGREEMENT



PROPERTY

All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws. As Per Limit of Liability

	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$20,000,000
Excess Limit of Liability:		\$29,000,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$50,000	
Sewer Backup	\$75,000	
Water Damage	\$75,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	As Per Limit of Liability
Flood (Annual Aggregate)	\$75,000	As Per Limit of Liability
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered



CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000



COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		



CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000



BFL CANADA Risk and Insurance Services Inc.
9440 202nd Street, Suite 100
Langley, British Columbia, V1M 4A6

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$49,000,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

TOTAL INSURABLE VALUE

Appraisal Date: February 1, 2022

All Property \$49,000,000

Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) Not Covered

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

PACIFIC POINTE (S.S.) LTD CONTRACTORS AND TRADES FOR ELGIN POINTE

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>CONTACT</u>
Currie Creek Electric	9953 Stave Lake St, Mission V2V4J1	604-854-0406	Bart Clark
Avant-Guard(Gates)	C-17514 55B Ave, Surrey V3S 7G6	604-575-3174	Dave Withers
Best Security/Beam	#103-610 SE Marine Dr. Vancouver	604-324-7777	Judi Gimenez
Burnik Drywall	17286 Fedoruk Rd, Richmond	604-272-3543	Russ Burmatoff
Borg Painting Ltd	#605 21937 48 Ave, Langley V3A 8C3	604-534-8846	Gordon Borg
Bortolo & Sons Paving Co. Ltd	950 Kensington Ave, Burnaby V5B 4B7	604-298-8775	Lui Bortolo
Centra Home Improvements	20178 98 Ave, Langley V1M 3G1	604-882-5010	Jeramy Smith
Convoy Supply Ltd(Siding)	8183-130 th St, Surrey V3W74	604-591-5381	Rita Georgeson
Creative Door Services	1668 Fosters Way, Delta V3M 3S6	604-524-8444	Cliff Rempel
Distinctive Inst.Ltd(Siding)	33110 Dewdney Trunk Rd, V2V 6X6	604-721-6190	Glen Pfeifer
Dulay Roofing Ltd	7557 127A St, Surrey V3W 2G6	604-507-5537	Parm Dulai
Eagle Rock Masonry	19177 Sundale Ave, Surrey V3S 7M7	604-576-5925	George Watson
Fireplaces Unlimited	6750 King George Hwy, Surrey V3W 4Z5	604-599-4333	Gord Schlechteitner
Five Star Sheet Metal Ltd	#402 20381 62 Ave, Langley V3A 5E6	604-533-0064	Mike Mitchell
Gibraltar Fence	9546-190 th St, Surrey V4N 3S3	604-513-9977	Jim Buchner
Glass World	2146 Queens St, Abbotsford V2T 6J4	604-854-5757	Kevin Browne
Hambelton Fine Arts(Mirrors)	1497 Adanac St, Vancouver V5L 2C4	604-879-2417	Wendy Hurst
K.J.S. Projects Ltd	5746-240 th St, Langley V2Z 2N8	604-530-5313	Fred Chapple
Lindahl Aluminum Railings	105-19373 Enterprise Way, Surrey	604-530-4044	Paul Randall
National Door & Hardware Ltd.	P.O. Box 1173-265 Schoolhouse St	604-522-3310	Mike Hull
Nickels Custom Cabinets	6760 Gray Bar Road, Richmond V6W 1H9	604-270-8080	Dieter Nickel
Ocean Pacific Lighting	15156 North Bluff Rd, WhiteRock V4B 3E5	604-538-3511	Ron Steele
Power Pro(Tel Systems)	34733 Blatchford Way, Abbotsford	604-825-8001	Kirby Sewell
Precision Stair Systems Ltd.	#5-20475-62 nd Ave, Langley V3A 5E6	604-533-8266	Guy Kimberley
Pro Image Gutters Ltd.	#6-5508 Production Blvrd, Surrey	604-533-7325	David Toth
Quality Draintile Ltd	#119 15280 101 Ave, Surrey V3R 8X7	604-575-6220	Ron Menges
Regal Touch Home Reno Ltd	17522 Hillview Place, Surrey V3S 0C3	604-531-5888	Ken Kirby
Sunbury(Fencing)	10008 River Rd, Delta V4C2R3	604-589-1900	Glenn Watson
Superior Closet Systems	23694-48 th Ave, Langley	604-538-8784	Ryan Lemley
Super Seal Basements Ltd	19370 36 Ave, Surrey V3S 0L5	604-576-8190	Ross Carmen
2 Brothers Plumbing & Heating	3266 143A St, Surrey V4P 3M5	604-536-3419	Terry Morrison

PACIFIC POINTE (S.S.) LTD CONTRACTORS AND TRADES FOR ELGIN POINTE

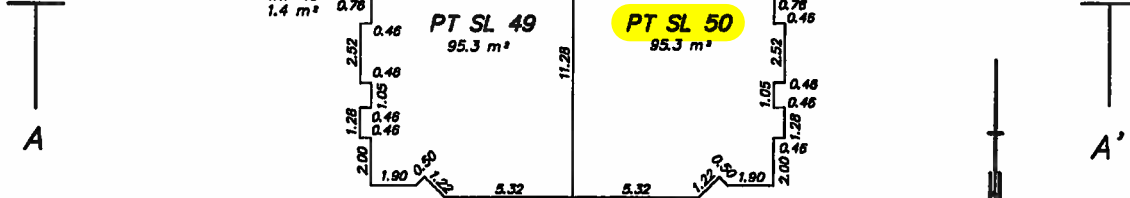
<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>CONTACT</u>
2000 Plus Insulation	#212 1990 152 St., Surrey V4A 4N6	604-897-5702	Olivio Simoncioni
Trail Appliances Ltd	6716 King George Hwy, Surrey V3W 4Z5	604-590-3377	Roger Ghandi
University Sprinklers	5565-15B Ave, Delta V4M2H2	604-421-4555	Jan Lambek
Valley Landscaping Ltd	19530 115A Ave, Pitt Meadows V3Y 1R1	604-465-9352	David Carmichael
WindowWorks	10-13331 Vulcan Way, Richmond	604-231-1433	Mike Jacobsen
Wright Carpets (BC) Ltd	#304 20771 Langley By Pass Hwy #10	604-533-4231	Reid Pauley

WARRENTY INDEX

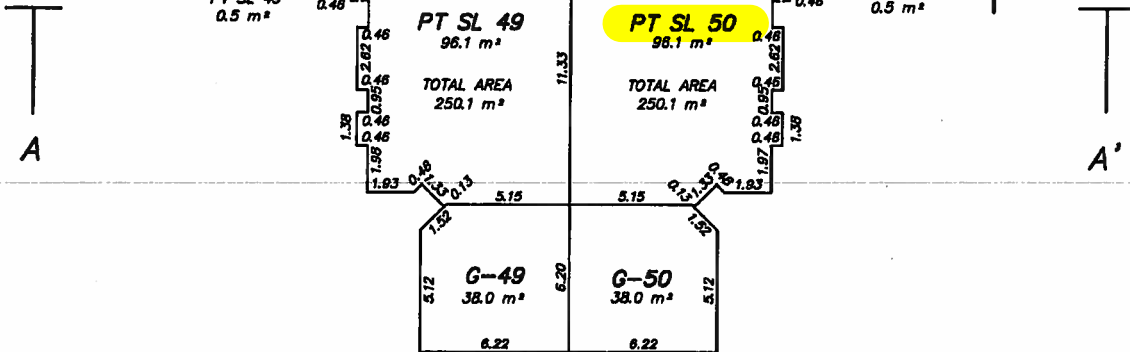
<u>SECTION</u>	<u>DESCRIPTION</u>	<u>MANUFACTURER</u>
1. EXTERIOR	Roofing	MonierLifetile
	Gutters	Pro Image Gutters
	Siding	James Hardie
	Masonry	Rocky Mountain Stone Work
	Foundation Protection	SuperSeal Basement Systems
	Doors	Jen-Wen Doors
	Locks	Weiser Lock
	Windows	Centra Windows LTD
	Garage Doors	Wayne Dalton
	Garage Door Openers & Remotes	Chamberlain Liftmaster
2. INTERIOR	Cabinets	Nickels Custom Cabinets
	Marble & Granite	Regal Touch Home
	Hardwood Floors	Sunfloor/Allwood
	Lighting	Ocean Pacific Lighting
	Appliances	Whirlpool
	Fireplace	Montigo Delray Corp.
	Window Coverings	WindowWorks
3. PLUMBING	Toilet	American Standard INC
	Bathroom Sink	American Standard INC
	Tubs & Showers	Hytex
	Kitchen Sinks	Kindred
	Faucets	American Standard INC
	Disposals	In-Sink Erator
4. ELECTRICAL / MECHANICAL	Water Heater	Bradford White CO.
	Smoke Alarms	Universal
	Furnace	American Standard INC
	Electromechanical Timers	Grasslin
5. MISC.	Bathroom Accessories	Moen
	Closet Organizers	Lee/Rowan
	Shower Doors	Glass World

STRATA PLAN BCS 1501
PHASE 5

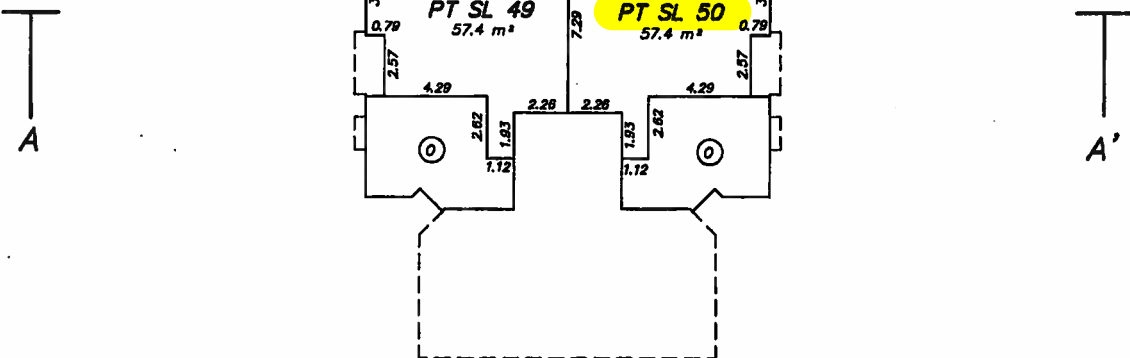
BASEMENT FLOOR



MAIN FLOOR



UPPER FLOOR



PERIMETER OF FLOOR BELOW
(TYPICAL)

UPPER FLOOR

MAIN FLOOR

BASEMENT FLOOR

PT SL 49	PT SL 50
PT SL 49	PT SL 50
PT SL 49	PT SL 50

SECTION A - A'

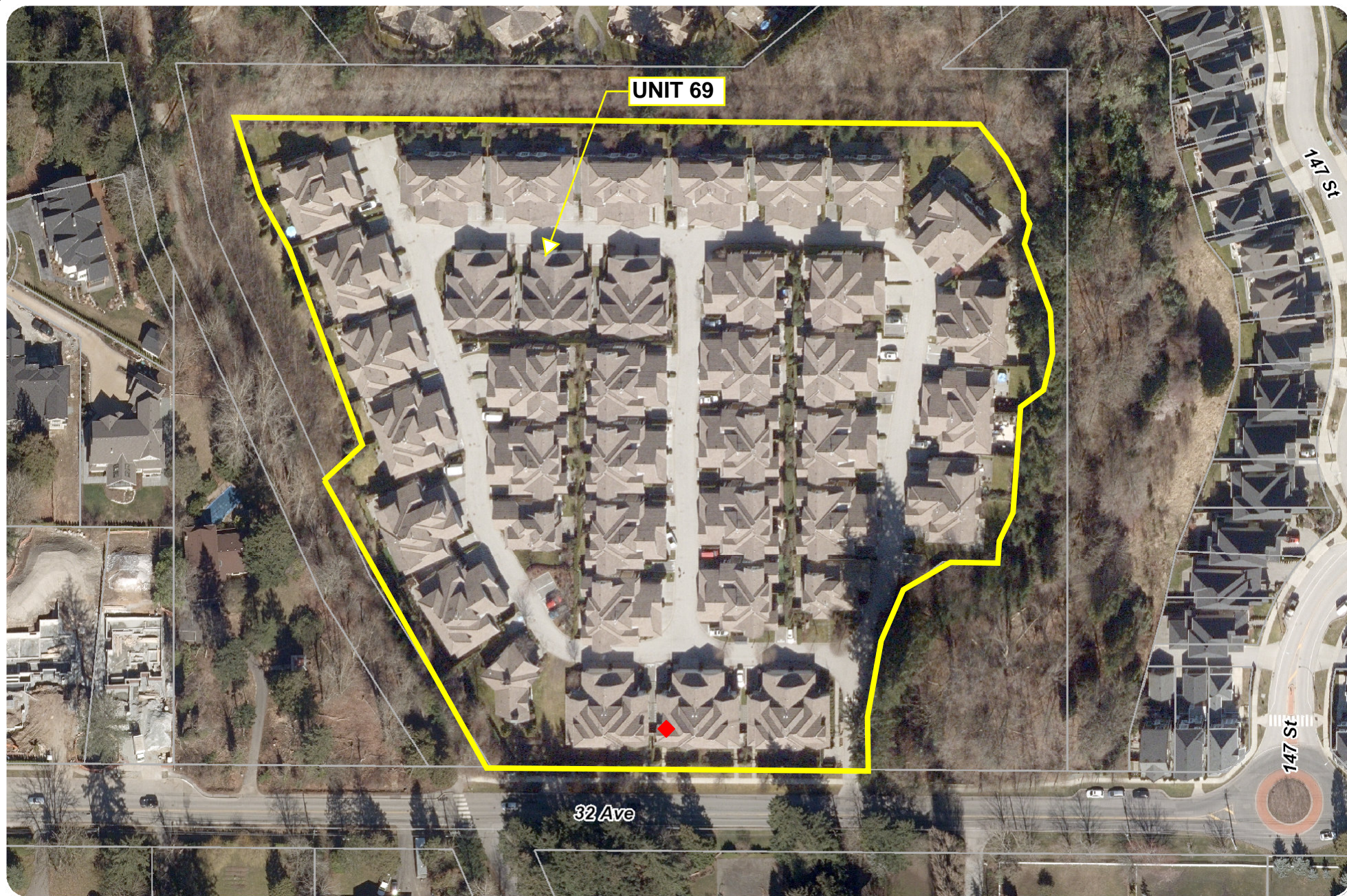


SCALE 1 : 200
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B.C.L.S.
24th November 2006

FILE 8956 final bld 35



14655 32 Avenue

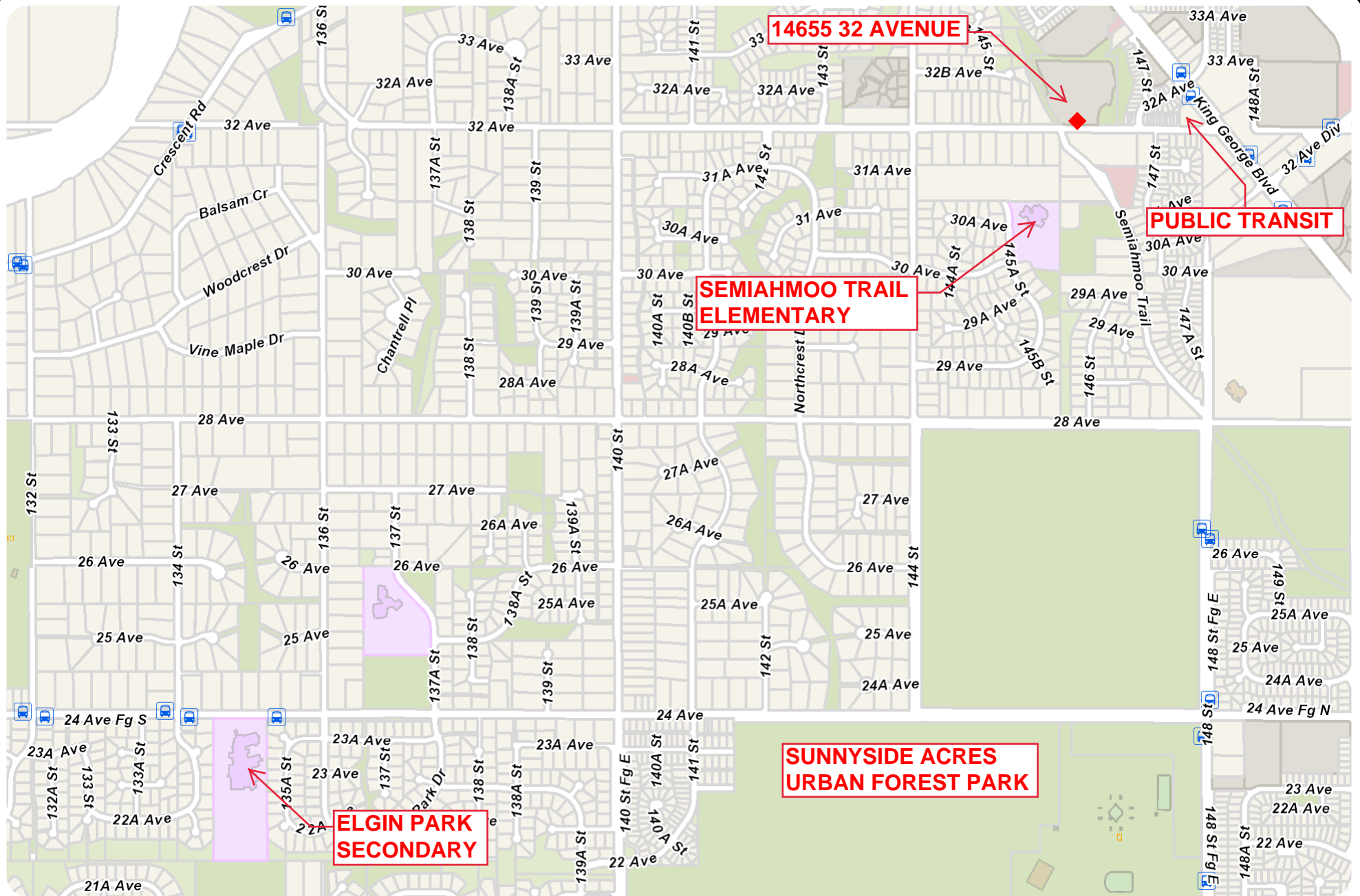
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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances 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 0.0075 0.015 0.03 0.045
km

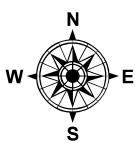
Map created on: 2020-06-04



14655 32 Avenue

Scale: 1:14,300





SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS

	Elementary Schools	Address	Public/Private	Rankings	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			Rankings	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			Rankings	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

NICOMEKL RIVERFRONT PARK

LOCATION: 3435 150 Street, South Surrey

<https://www.surrey.ca/parks-recreation/parks/nicomekl-riverfront-park>

A park for people, wildlife, and water.

New 3km riverfront park on the south side of the Nicomekl River in South Surrey, this 3km linear park will extend from Elgin Road to 40 Avenue. 80 acres in size, the future nature park will be 14 times larger than Crescent Beach Park.

The park will combine environmental, cultural, art, heritage, recreation, and social spaces. A nature-based design approach will protect flora, fauna, creeks, and the park's natural water system.

ELGIN ESTATES PARK

LOCATION: 3148 Northcrest Drive, South Surrey

Elgin Estates Park is a large linear park that protects most of the Elgin Creek watershed. The park is over 23 hectares (57 acres) in size and stretches almost 3 kilometres from Crescent Road in the north to Sunnyside Acres Urban Forest in the south. Elgin Creek flows through the park from Sunnyside Acres north into the Nicomekl River.

Although most of the park is a natural area, there are several fantastic walking trails where you can explore the forest and spot salmon in the creek.

The trails in Elgin Estates Park provide great salmon viewing in the late summer and early fall months. Trail access can be found at various locations along 141 Street, south of 31A Avenue, as well as from 29A, west of Northcrest Drive. You'll also find a great trail head on the west side of 144 Street at 34 Avenue, which connects through to 140 Street - this is the best location to spot salmon in the park.

Primary access to this park is from 144 Street at 34 Avenue, 140 Street at 34 Avenue, and 141 Street at 29A Avenue.