











Presented by:

Beebe Cline - PREC

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



Active
R2754914

Board: F
House/Single Family

1440 132B STREET

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 6H7

Residential Detached

\$1,998,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1984
Frontage(feet): 58.00	Bathrooms: 3	Age: 39
Frontage(metres): 17.68	Full Baths: 3	Zoning: RF
Depth / Size: 143	Half Baths: 0	Gross Taxes: \$5,490.90
Lot Area (sq.ft.): 8,317.00	Rear Yard Exp: Southwest	For Tax Year: 2022
Lot Area (acres): 0.19	P.I.D.: 000-969-940	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: 2 Blks	Dist. to School Bus: 4 Blks	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas, Wood	Rain Screen:		
Fuel/Heating: Hot Water, Natural Gas, Radiant	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)	R.I. Plumbing:		
Type of Roof: Tar & Gravel, Torch-On	Fixtures Rmvd: No :		
	Floor Finish: Hardwood		

Legal: **LOT 2, PLAN NWP68837, PART NE1/4, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite, Storage**

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	1,141	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,328	Above	Kitchen	10'10" x 10'1"	Main	Laundry	10'1" x 5'7"	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Eating Area	10'1" x 6'4"	Main	Utility	6'10" x 4'4"	Main 3
Finished Floor (Below):	0	Above	Dining Room	10'5" x 9'8"	Main	Solarium	17'8" x 13'5"	Above 3
Finished Floor (Basement):	0	Above	Living Room	17'4" x 12'11"			x	Above 3
		Above	Primary Bedroom	14'4" x 14'1"			x	
Finished Floor (Total):	2,469sq. ft.	Above	Walk-In Closet	8'9" x 3'11"			x	
Unfinished Floor:	0	Above	Bedroom	12'11" x 9'4"			x	
Grand Total:	2,469sq. ft.	Above	Bedroom	12'11" x 8'11"			x	
		Main	Foyer	9'11" x 9'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	12'8" x 12'4"			x	
		Main	Bedroom	12'4" x 12'8"			x	
		Main	Bedroom	17' x 12'4"			x	
		Main	Family Room	20'4" x 12'4"			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full, Fully Finished, Separate Entry		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 16							

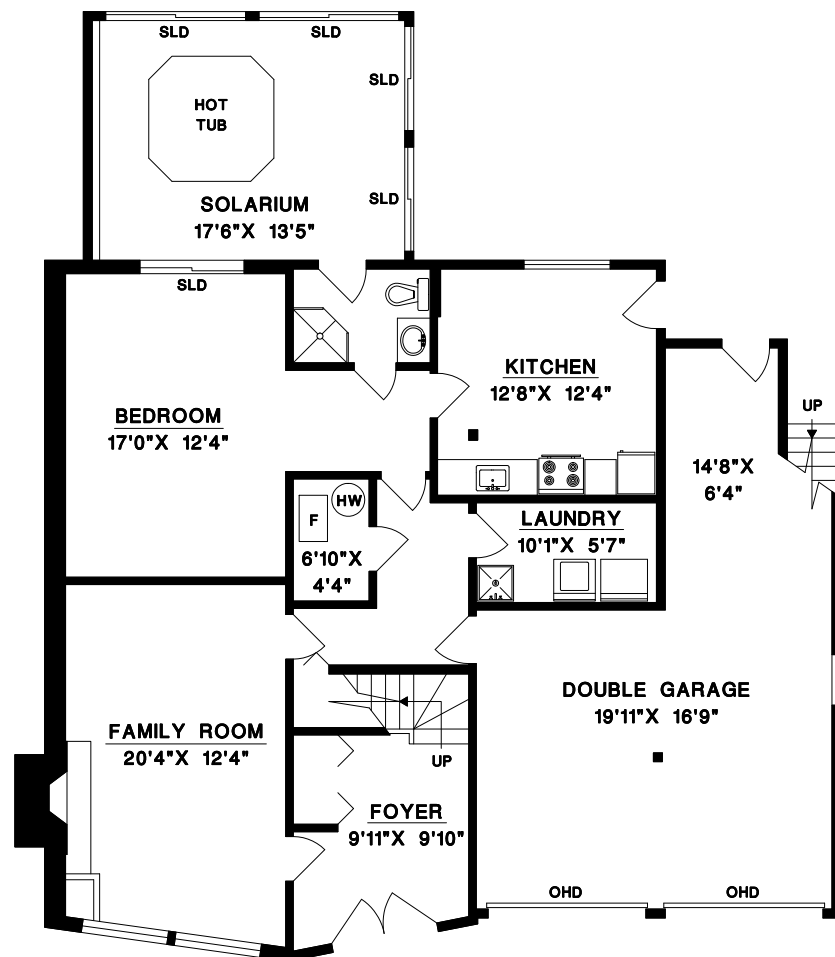
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Ocean View, large lot 8,317 sqft located in the neighborhood of Ocean Park Village. Simple walk to shopping, there is shore access 3 blocks away, off 13th avenue. Ocean view is Southwest, the 430 sqft sundeck offers both open and a covered area for year-round enjoyment. Family life, outdoor dining & BBQ. Five bedroom home 2,726 sqft on two levels + two kitchens. Basement has unauthorized revenue suite, with separate entry. Solarium with access to the lovely landscaped English garden. A child & pet friendly fenced yard filled with sunlight, southwest exposure. Double garage with a generous driveway for tenant and guests. Workshop area/storage in garage. Schools: Ray Shepherd & Elgin Secondary. Roof age: 8 years new. H/E boiler hot water tank. Radiant heated floors on main.

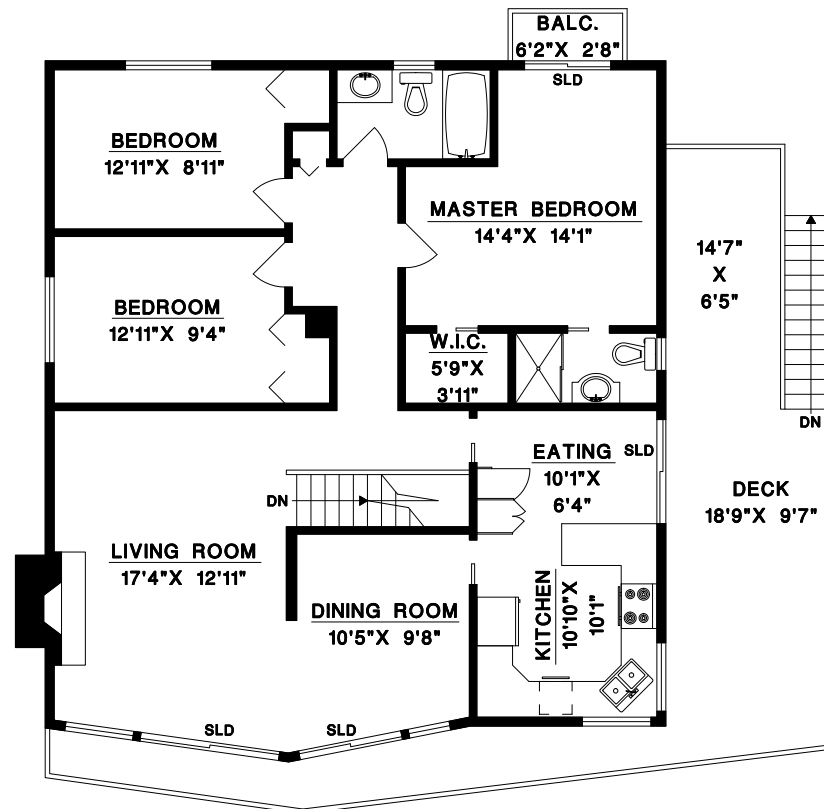
BEEBE CLINE

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

**1440 132B STREET,
SOUTH SURREY, B.C.**



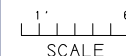
LOWER FLOOR



MAIN FLOOR

MAIN FLOOR	1328	SQ. FT.
LOWER FLOOR	633	SQ. FT.
SUITE	508	SQ. FT.
FINISHED AREA	2469	SQ. FT.
SOLARIUM	257	SQ. FT.
TOTAL AREA	2726	SQ. FT.

GARAGE	482	SQ. FT.
DECK	431	SQ. FT.
BALCONY	19	SQ. FT.



DRAWN BY: CN
DATE: NOVEMBER 2022
REVISED:

1440 132B STREET			
PROPERTY COST		Amount	
List Price		\$ 1,998,000.00	
REVENUE POTENTIAL		Monthly	Yearly
Suite Revenue: 508 sqft		\$2,000.00	\$24,000.00
TOTAL REVENUE		\$2,000.00	\$24,000.00
EXPENSES		Monthly	Yearly
Property Taxes		\$457.58	\$5,490.90
Insurance		\$150.00	\$1,800.00
Hydro		\$240.00	\$2,880.00
Gas		\$70.00	\$840.00
Water/Sewer/Garbage		\$53.33	\$640.00
TOTAL EXPENSES		\$ 970.91	\$ 11,650.90

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



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

October 22, 1985

File: 01440-13270

Dear Sir & Madam:

Re: Final Occupancy Certificate for
Single Family Dwelling
at 1440 - 132B Street
Permit # 37202
Lot 2, NE 1/4, Sec. 8, Tp. 1, Plan 68337

An inspection was conducted by this Department on October 18, 1985, and 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,

[Signature]
for D. Magnusson, P. Eng.
Chief Inspector

HH:gt/4513B-1



PLEASE PRINT CLEARLY — APPLICATION/PERMIT

APPLICATION DATE Nov. 26/84 PERMIT NO. 37202 APPROVED BY: MB
BLDG. VALUE \$62,500 PERMIT FEE \$585.81 RECEIPT NO. E210065 DATE APPROVED Nov. 28/84

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION PRIVATE RESIDENCE (SINGLE FAMILY DWELLING)
OTHER EXISTING BUILDINGS ON SAME LOT YES/NO ✓ NUMBER 1 BEING USED FOR 1

2) TO BE FILLED IN BY PLANNING DEPARTMENT

(COMPLETED BY) MB MAP NO. 131
PROJECT ADDRESS 1440 132 ST ZONE RF
LEGAL DESCRIPTION LT 2 NE 4 MC 8 TPI 61 # 68837 D.P. NO.
NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. L.U.C. NO.

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

LEGAL ACCESS FROM		OTHER REQUIREMENTS		RATES:	
STREET	<input checked="" type="radio"/> YES <input type="radio"/> NO	SANITARY SEWER	<input checked="" type="radio"/> YES <input type="radio"/> NO	WATER CONNECTION	(9-5970) <u>nil</u>
LANE	<input checked="" type="radio"/> YES <input type="radio"/> NO	STORM SEWER	<input checked="" type="radio"/> YES <input type="radio"/> NO	WATER RATES	(8-9631) <u>65.62</u>
OTHER (EXPLAIN IN REMARKS)	<input checked="" type="radio"/> YES <input type="radio"/> NO	STORM CONN.	<input checked="" type="radio"/> YES <input type="radio"/> NO	SEWER CONNECTION	(5-7328) <u>exist</u>
		EASEMENTS	<input checked="" type="radio"/> YES <input type="radio"/> NO	SEWER RATES	(8-4630) <u>28.88</u>
		RETENTION	<input checked="" type="radio"/> YES <input type="radio"/> NO	GARBAGE RATES	(6-1524) <u>43.31</u>
		DETENTION	<input checked="" type="radio"/> YES <input type="radio"/> NO		
		SERVICE AGRMT.	<input checked="" type="radio"/> YES <input type="radio"/> NO		
COMPLETED BY	<u>84/11/26 MB</u>	COMPLETED BY	<u>MB</u>	COMPLETED BY	<u>N 43.562</u>
ENGINEERING REMARKS <u>Let grading plan available</u> <u>W.P.1623.</u>					

NUMBER OF UNITS	<u>ONE</u>	DEVELOPMENT COST CHARGE BREAKDOWN
BUILDING AREA	<u>13.716 x 13.106</u>	WATER
SITE AREA	<u>772.7 M²</u>	ART ROADS
INTENDED USE	<u>SINGLE FAMILY DWELLING</u>	DRAINAGE
SITING FRONT	<u>W 7.5 M MIN.</u>	PUBLIC OPEN SPACE
SITING SIDES	<u>N & S 2.0 M ±</u>	NON ART ROADS
SITING REAR	<u>E 22.8 M ±</u>	TOTAL

REMARKS — NOTATIONS

DRAINAGE CHECK ☐SEPTIC APPROVAL ☐TEST HOLE ☐SIGNATURE OF APPLICANT

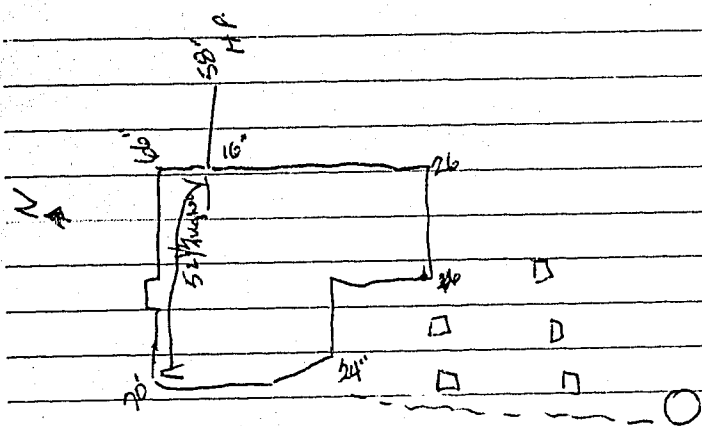
APPLICANT IS ADVISED TO RE/

OFFICE COPY

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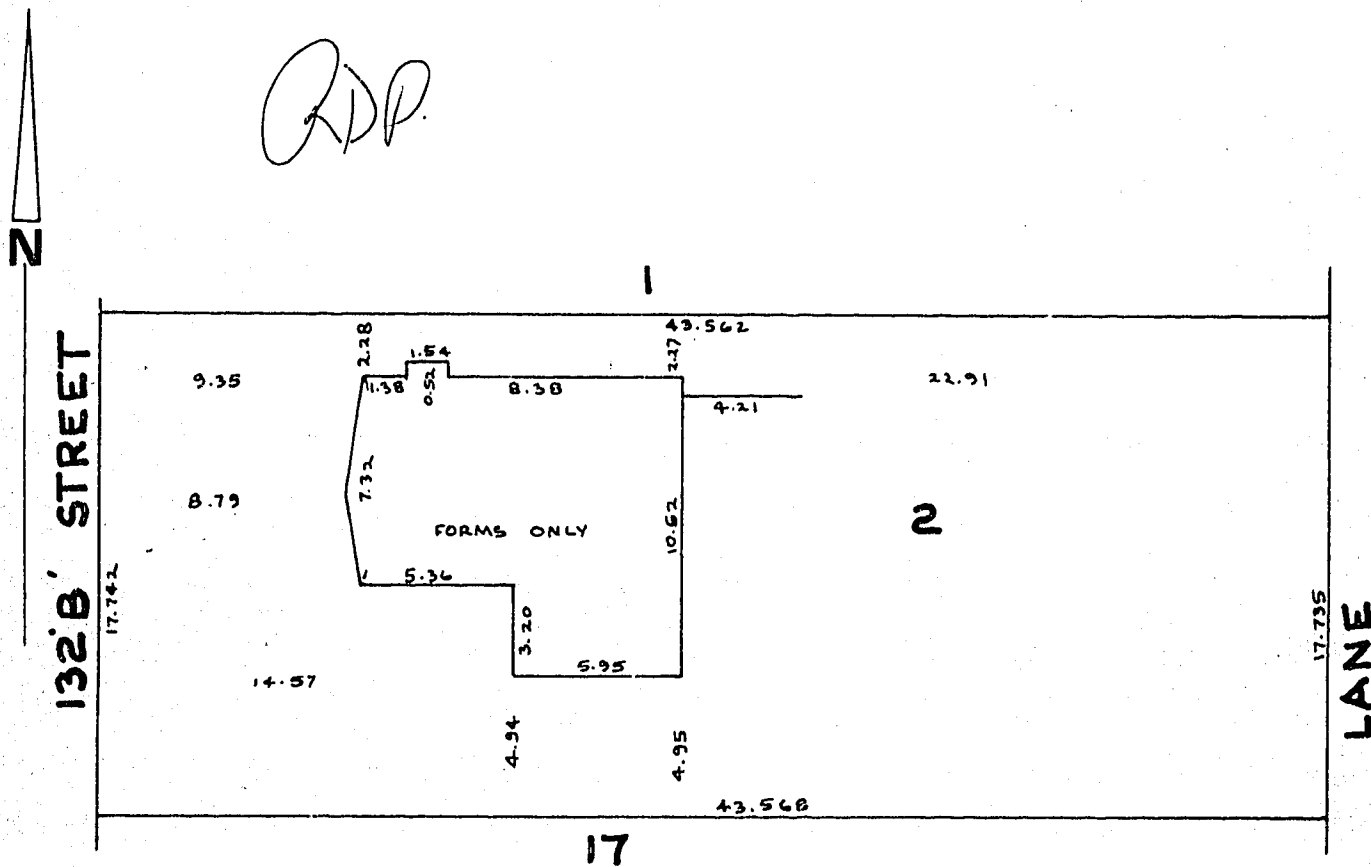
INSPECTION	DATE OF INSPECTION	INSPECTOR	COMMENTS	APPROVED
YARDS/FIELD CHECK			Survey recd	
FOUNDATION FOOTINGS				
FOUNDATION FORMS	Dec. 7/84 mm		SF C. of NE	
DRAIN TILE AND DAMP PROOFING	Dec. 11/84	RDP		
STORM OUTFALL	Dec. 5/84	MMW		
SUMP OUTFALL			NK	
FRAMING	Jan. 16/85 MMW		Jan 15/85 RDP rec'd lat	
INSULATION	Jan. 17/85 MMW			
FIREPLACE				
HEATING				
OCCUPANCY —				
Not Approved				
Temporary	Mar. 29/85 RDP			
Final	Oct. 18/85			

REMARKS: **37202** mm. 20/85 B.F. Bas. B.F. Dec. Notified owner to call for final. mm



PLAN SHOWING LOCATION OF FORMS ON LOT 2 N.E. 1/4 SEC. 8 TP. 1 PLAN 68837 N.W.D.

Scale - 1:250



1440-132B.

ALLAN OLSEN
BRITISH COLUMBIA LAND SURVEYOR
1148 JOHNSTON ROAD
WHITE ROCK, B.C. V4B 3Y6
TELEPHONE : 531-4067

This plan to be used for Municipal
and/or Mortgage purposes only and
is not to be used to define boundaries.

The plan above shows the correct
dimensions of the above described
property.

CERTIFIED CORRECT

Allan Olsen

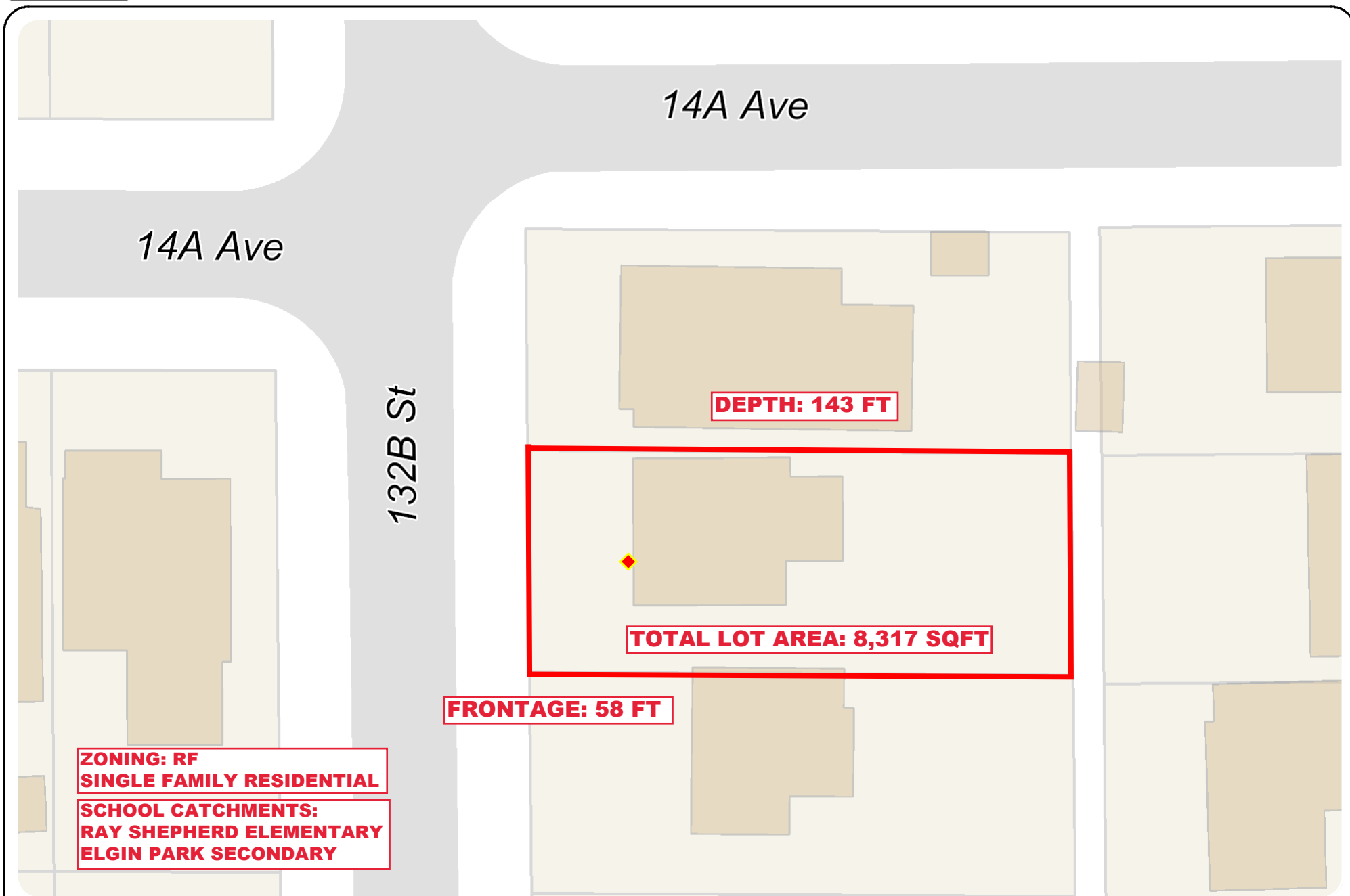
B. C. L. S.

Dated this 7 day of DEC. 1984

Your Ref. -

Our File - 3899-84

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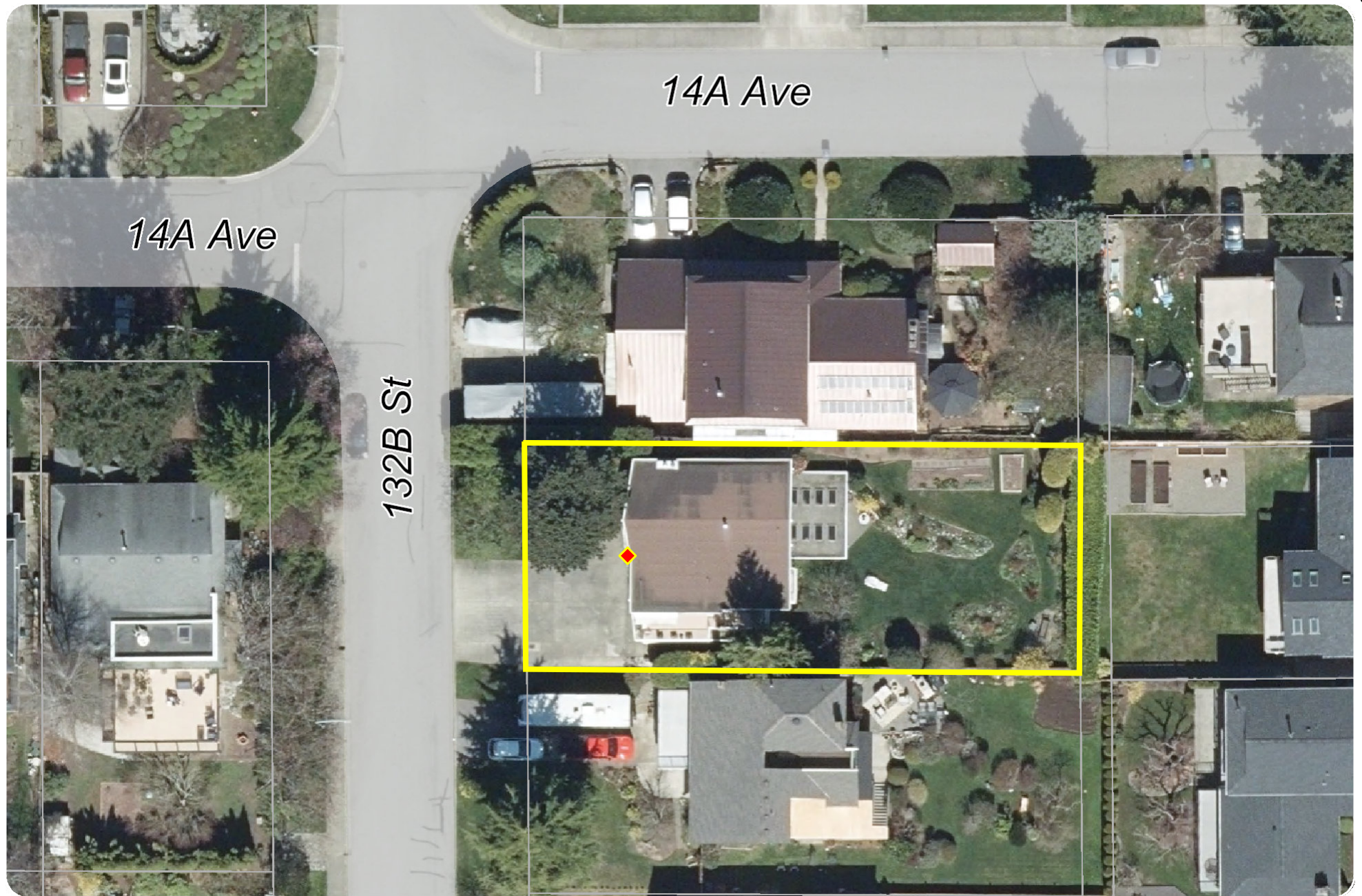
ZONING: RF
SINGLE FAMILY RESIDENTIAL

SCHOOL CATCHMENTS:
RAY SHEPHERD ELEMENTARY
ELGIN PARK SECONDARY

1440 132B Street

Scale: 1:410





1440 132B Street

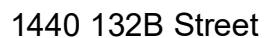
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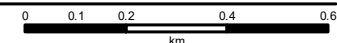


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km

Map created on: 2022-11-08



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Map created on: 2022-11-08

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS (FRASER INSTITUTE WEBSITE)

	Elementary Schools	Address	Rankings (Out of 927)	Overall Rating
1	Bayridge Elementary	1730 142 Street	112/927	8.0/10
2	Chantrell Creek Elementary	2575 137 Street	182/927	7.4/10
3	Rosemary Heights Elementary	15516 36 Avenue	182/927	7.4/10
4	Laronde Elementary	1880 Laronde Drive	197/927	7.3/10
5	Semiahmoo Trail Elementary	3040 145A Street	212/927	7.2/10
6	Morgan Elementary	3366 156A Street	256/927	6.9/10
7	Ocean Cliff Elementary	12550 20 Avenue	256/927	6.9/10
8	Crescent Park Elementary	2440 128 Street	316/927	6.6/10
9	Peace Arch Elementary	15877 Roper Avenue	361/927	6.4/10
10	H.T. Thrift Elementary	1739 148 Street	446/927	6.0/10
11	Sunnyside Elementary	15250 28 Avenue	461/927	5.9/10
12	Pacific Heights Elementary	17148 26 Avenue	536/927	5.6/10
13	Ray Shepherd Elementary	1650 136 Street	567/927	5.4/10
14	White Rock Elementary	1273 Fir Street	614/927	5.2/10
15	South Meridian Elementary	16244 13 Avenue	652/927	5.0/10
16	Jessie Lee Elementary	2064 154 Street	825/927	3.7/10
	Secondary Schools	Address	Rankings (Out of 252)	Overall Rating
1	Semiahmoo Secondary	1785 148 Street	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	131/252	5.9/10

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.