



1408 129A STREET













Presented by:

Beebe Cline - PREC

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



Active
R2764649

Board: F
House/Single Family

1408 129A STREET

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3Y7

Residential Detached

\$1,925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,925,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 50.00	Bathrooms: 3	Age: 65
Frontage(metres): 15.24	Full Baths: 2	Zoning: RF
Depth / Size: 100	Half Baths: 1	Gross Taxes: \$5,558.20
Lot Area (sq.ft.): 5,000.00	Rear Yard Exp: Southeast	For Tax Year: 2022
Lot Area (acres): 0.11	P.I.D.: 010-795-847	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Ocean: 3rd Lvel Balcony		
Complex/Subdiv: Ocean Park Village		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, Visitor Parking**
Driveway Finish: **Gravel, Paving Stone**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Tesla Charger**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 7 BLOCK 4 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834**

Amenities: **Garden, Green House, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Marina Nearby, Private Yard, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Security System, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,189	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	850	Main	Living Room	16'4 x 12'2			x	Floor #Pcs
Finished Floor (AbvMain2):	477	Main	Dining Room	12'3 x 12'2	Main	Office	15'3 x 9'3	Main 2
Finished Floor (Below):	0	Main	Kitchen	16'1 x 12'6	Abv Main 2	Storage	15'3 x 9'3	Above 3
Finished Floor (Basement):	0	Main	Den	11'2 x 9'5			x	Above 5
Finished Floor (Total):	2,516sq. ft.	Main	Games Room	12'2 x 10'7			x	
Unfinished Floor:	0	Main	Laundry	12'9 x 8'8			x	
Grand Total:	2,516sq. ft.						x	
Flr Area (Det'd 2nd Res):	334sq. ft.	Above	Primary Bedroom	19'9 x 13'4			x	
		Above	Walk-In Closet	7'10 x 4'5			x	
		Above	Bedroom	12'11 x 11'8			x	
							x	
Suite: None		Abv Main 2	Bedroom	11'3 x 11'2			x	
Basement: Crawl		Abv Main 2	Media Room	11'2 x 8'11			x	

Crawl/Bsmt. Height: **3'** # of Levels: **3**
of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

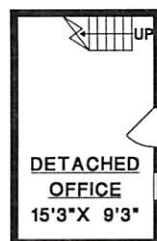
Note: Virtual Staging Utilized in Photos

Location, location nestled in the Community of Ocean Park Village. A 5 min. stroll thru 13 acre waterfront park, trails or to Fun-Fun park. Easy access to Crescent Beach. 10 min. stroll to Safeway, Starbucks, pub or library. Well built craftsman style porch home w/ private fenced backyard. S/East exp. 40 YEAR ROOF. REAL wide plank, reclaimed fir floors milled in Chilliwack. Complete prof. kitchen 200 SF. Reno 2018, Nu-Heat heated tile flooring, massive quartz island, nat/gas stove & commercial venting. Master bdrm is romantic-vaulted, ensuite, walk-in closet, fp & balcony. Limestone & porcelain tiled bathrms. 3rd floor: ocean view deck. Private gardens & decks. 60 yr Gingko Tree, BC Greenhouse & covered hot tub deck. Detached office/cottage w/ storage. Schools: Elgin & Ocean Cliff.

BEEBE CLINE

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

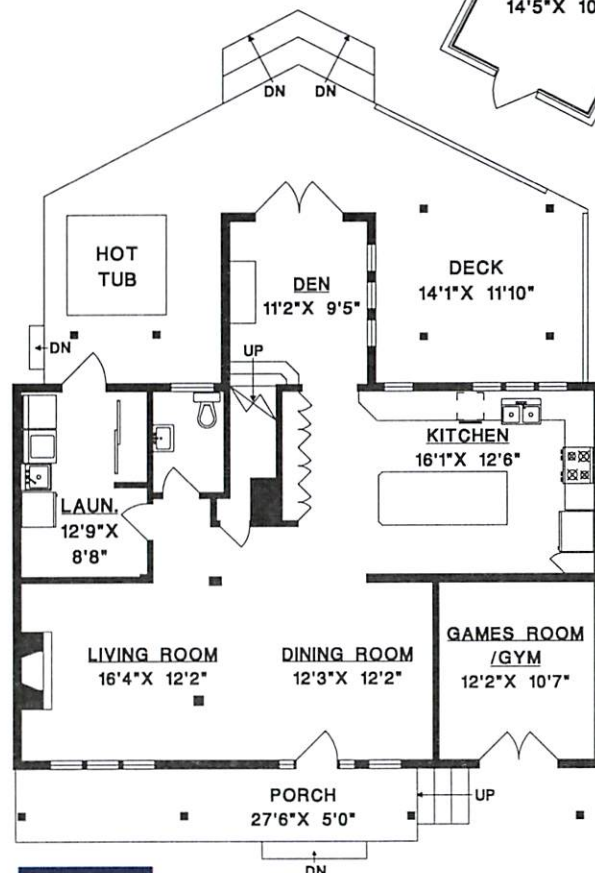
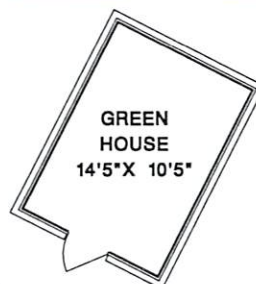
**1408 129A STREET,
SURREY, B.C.**



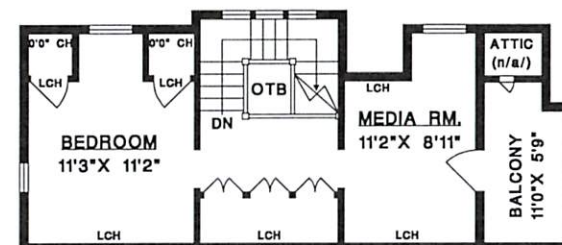
COTTAGE



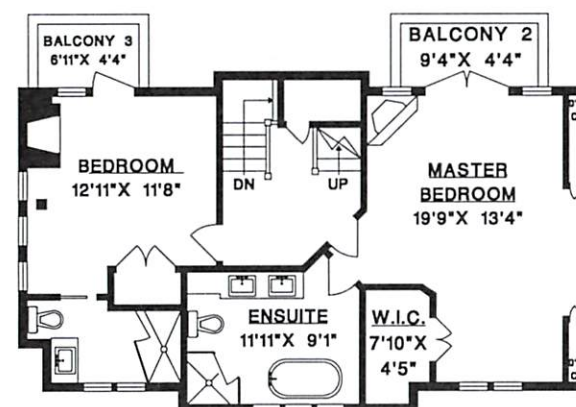
UPPER COTTAGE



MAIN FLOOR



UPPER FLOOR 2

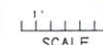


UPPER FLOOR 1

* UPPER FLOOR 2	477	SQ. FT.
* UPPER FLOOR 1	850	SQ. FT.
MAIN FLOOR	1189	SQ. FT.
FINISHED AREA	2516	SQ. FT.

COTTAGE	167	SQ. FT.
* UPPER COTTAGE	167	SQ. FT.
GREENHOUSE	181	SQ. FT.
DECK	507	SQ. FT.
BALCONY 1	60	SQ. FT.
BALCONY 2	40	SQ. FT.
BALCONY 3	30	SQ. FT.
PORCH	138	SQ. FT.

* Includes limited ceiling heights.



DRAWN BY: CN
DATE: AUGUST 2013
REVISED: MARCH 2023

1408 129A STREET				
PROPERTY COST		Amount		
List Price		\$ 1,925,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$5,558.20	\$463.18	\$5,558.20
Insurance		\$2,100.00	\$175.00	\$2,100.00
Hydro		\$2,700.00	\$225.00	\$2,700.00
Gas		\$940.00	\$78.33	\$940.00
Water		\$250.00	\$20.83	\$250.00
Total Expenses			\$ 962.35	\$ 11,548.20

*Expenses/Utility amounts are based on estimated figures and should be verified by the Buyer if deemed

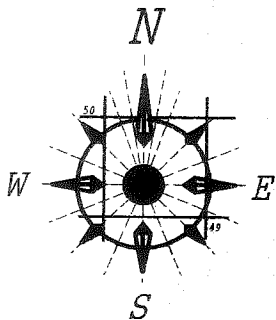
B.C. LAND SURVEYORS

PLAN SHOWING LOCATION OF FORMS ONLY

ON LOT 7, BLK.4, SEC.8, TP.1, NWD PLAN 2834

SCALE 1:250

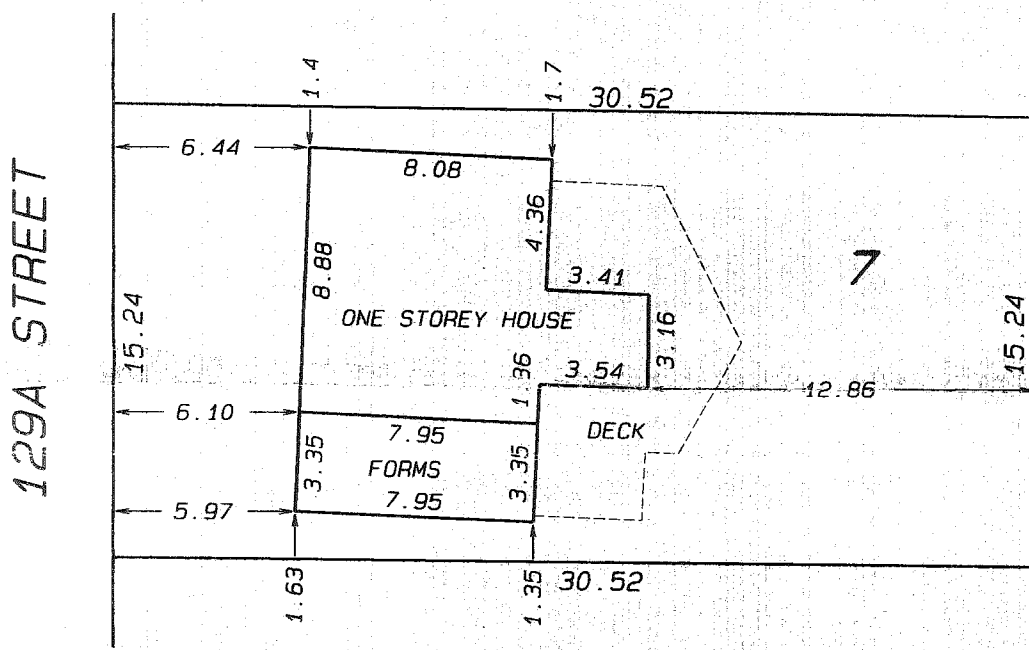
All distances are in metres.



CIVIC ADDRESS: 1408-129A STREET
SURREY, B.C.

P.I.D. 010-795-847

LIST OF DOCUMENT NUMBERS OF ANY DOCUMENTS REGISTERED ON
TITLE WHICH MAY AFFECT THE LOCATION OF IMPROVEMENTS
THAT HAVE NOT BEEN DEFINED BY SURVEY OR DESCRIPTION



COPYRIGHT JOHN BRESNICK BRITISH COLUMBIA LAND SURVEYOR 2005
THIS DOCUMENT MAY NOT BE REPRODUCED WITHOUT MY PERMISSION

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

NOTE PROPERTY BOUNDARY
DIMENSIONS SHOWN HEREON
ARE ACCORDING TO THE
REGISTERED PLAN AND
DOCUMENTS. THIS PLAN IS
INSUFFICIENT FOR THE
RE-ESTABLISHING OF PROPERTY
BOUNDARIES. UNAUTHORIZED
USE, ALTERATION OR
REPRODUCTION IS PROHIBITED
BY LAW.

CLIENT: DON MONKMAN

YOUR FILE :

© JOHN BRESNICK & ASSOCIATES, 2005.

B.C. LAND SURVEYORS

113-13302 - 76TH AVENUE

SURREY, B.C. PH. 604-591-8822

FILE: 05085

CERTIFIED CORRECT THIS 27TH DAY OF

MAY, 2005.

John Bresnick

B.C.L.S.

2005 RENOVATION-SUBTRADE LIST

1408-129A STREET, SURREY

Engineer	Beck Consulting Ltd. 3277 143A St. Surrey	604-535-1507
Geotechnical Engineer	Fraser Valley Engineering, 32500 South Fraser Way, Abbotsford	604-614-2793
Roofing	Surlang Roofing Ltd, 6072-196 St. Langley	604-533-8322
Electrical	Live Wire Electric 2572-204 St. Langley	604-722-0085
Windows	Allied Windows, 3193-262 St. Aldergrove	604-856-3311
Doors	Oakmont Industries, 100-19475-96 Ave, Surrey	604-513-1477
Ceramic Tile	Sam's Flooring, 4385 Canada Way, Burnaby	604-451-4001
Hardwood Floors	Wide Plank Hardwood, 8444A Aiken Rd. Chilliwack	604-795-2237
Bath Shower Glass	White Rock Glass, 2546 King George Hwy, White Rock	604-535-8852
Kitchen Cabinets	Home Depot Surrey	
Gas Fitter	MRJ Mechanical, 27359 29A Ave, Aldergrove	604-856-9727
Granite Surfaces	Pacific Granit Manufacturing, 915 Tupper Ave, Coquitlam	604-291-2888
Framing	Bach Building, 1824-140 street, Surrey	604-844-1105
Exterior siding	Zoran Corda	778-549-6174
Gutters	Hi Impact Gutters, 7679-184 street, Surrey	604-882-7668
Drywall	A1 Drywall, 8212-128 Street, Surrey	604-599-3822
Plumbing	Blaine Moore Plumbing Ltd, 118-Woodgrove, Delta	604-591-9225
Finishing Carpenter	RD Finishing	604-970-2627

*permits pulled for electrical, plumbing, and gas by subcontractors.

SCHEDULE C-B

Forming Part of Section 2.6 of the
British Columbia Building Code

Building Permit No. _____

ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE

- Note: 1. This letter must be submitted after completion of the project but before the occupancy permit is issued, or a final inspection is made, by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional*.
2. This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
3. In this letter the words in *italics* have the same meaning as in the British Columbia Building Code.

To: The Building Official

Date: SEP 21/05

Address (Print)

City of Surrey
14245 56th Ave
Surrey

Dear Sir:

Re: Structural

Area of responsibility (e.g. Architectural, etc.) (Print)

Name of Project (Print)

Renovation / Add to SF Dwelling
1408 129th ST, SURREY

Address of Project (Print)

Lot 7 Bldg, Sec 8, TPI, NLD
PLAN 7834

Legal Description of Project (Print)

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Section 2.6 of the British Columbia Building Code and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and
- (b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with
- (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*.
- (c) I am a *registered professional* as defined in the British Columbia Building Code.

Schedule C-B — Continued

(Each registered professional shall complete the following:)

Building Permit No. 1408 129A 51

Project Address _____

George Beck, P. Eng

Name (Print) _____

Signed [Signature] Date SEP 24 1991

BECK CONSULTING LTD.

Address (Print) _____

3277 143A Street

Surrey, BC V4P 3M5

T/F. (604) 535-1507

Phone _____

(Affix PROFESSIONAL SEAL here)

(If the registered professional is a member of a firm, complete the following:)

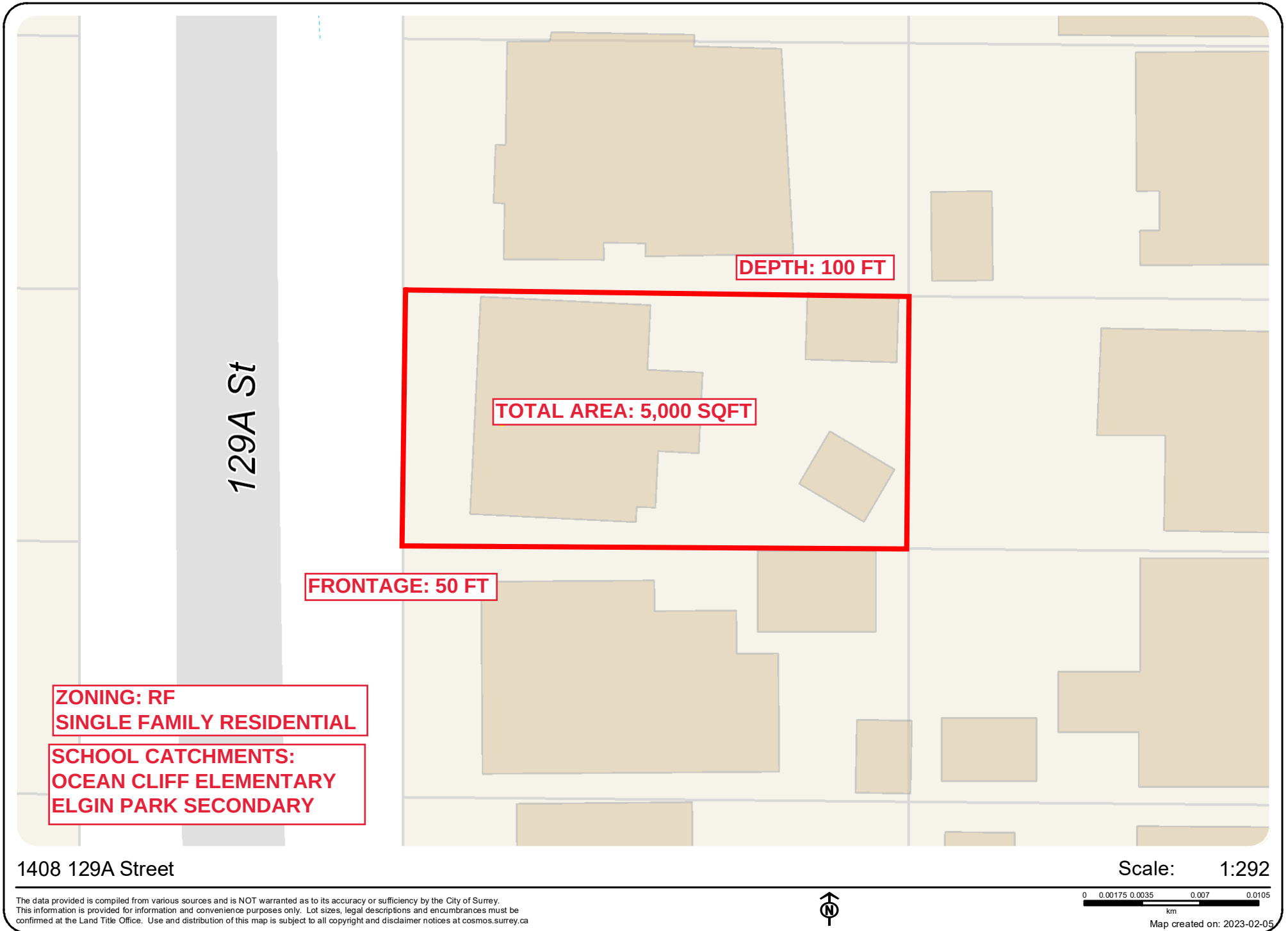
I am a member of the firm _____ and I sign this letter on behalf of the firm.

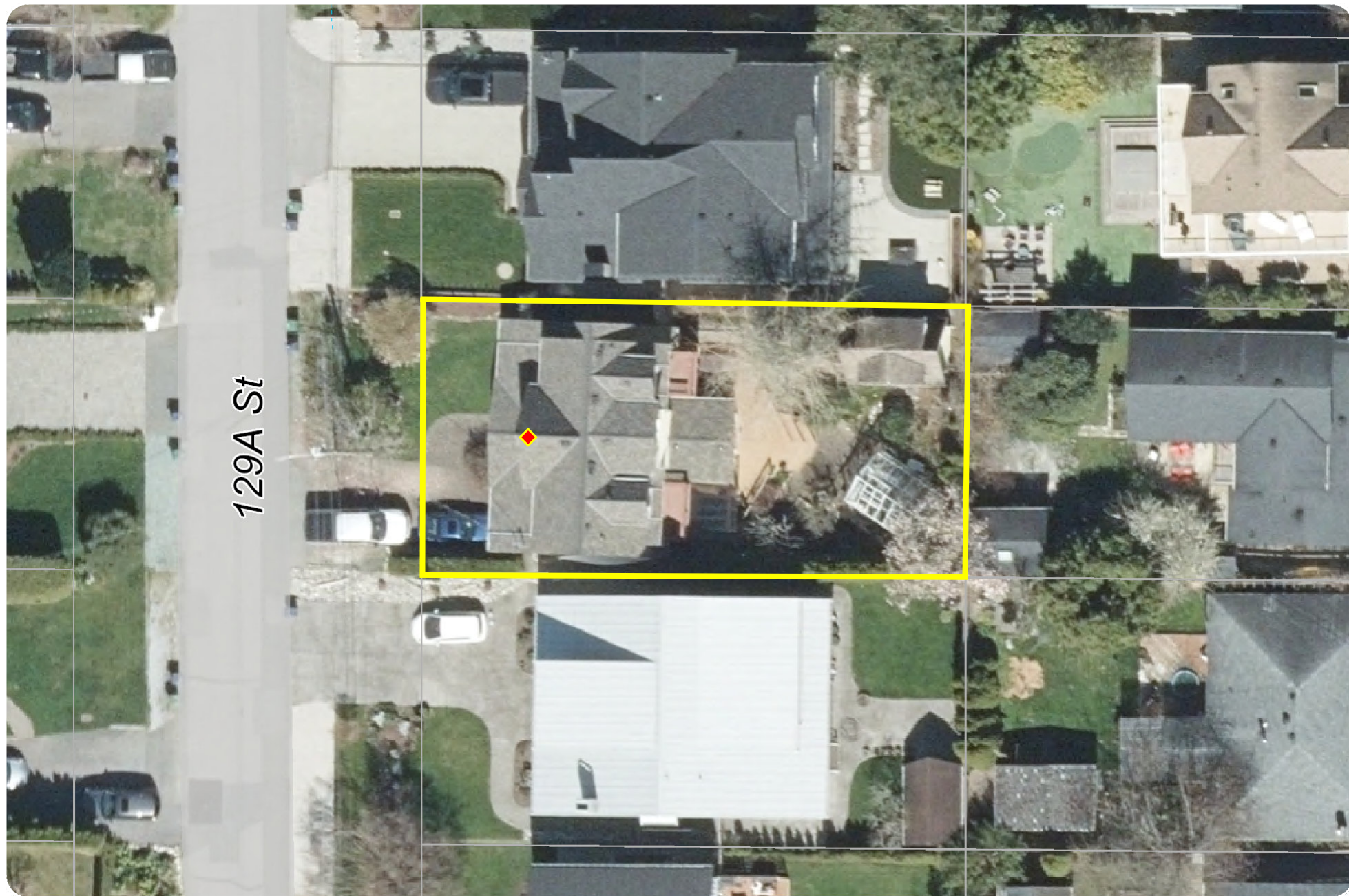
BECK CONSULTING LTD.

(Print name of firm)

Note: The above letter must be signed by a registered professional. The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.





1408 129A Street

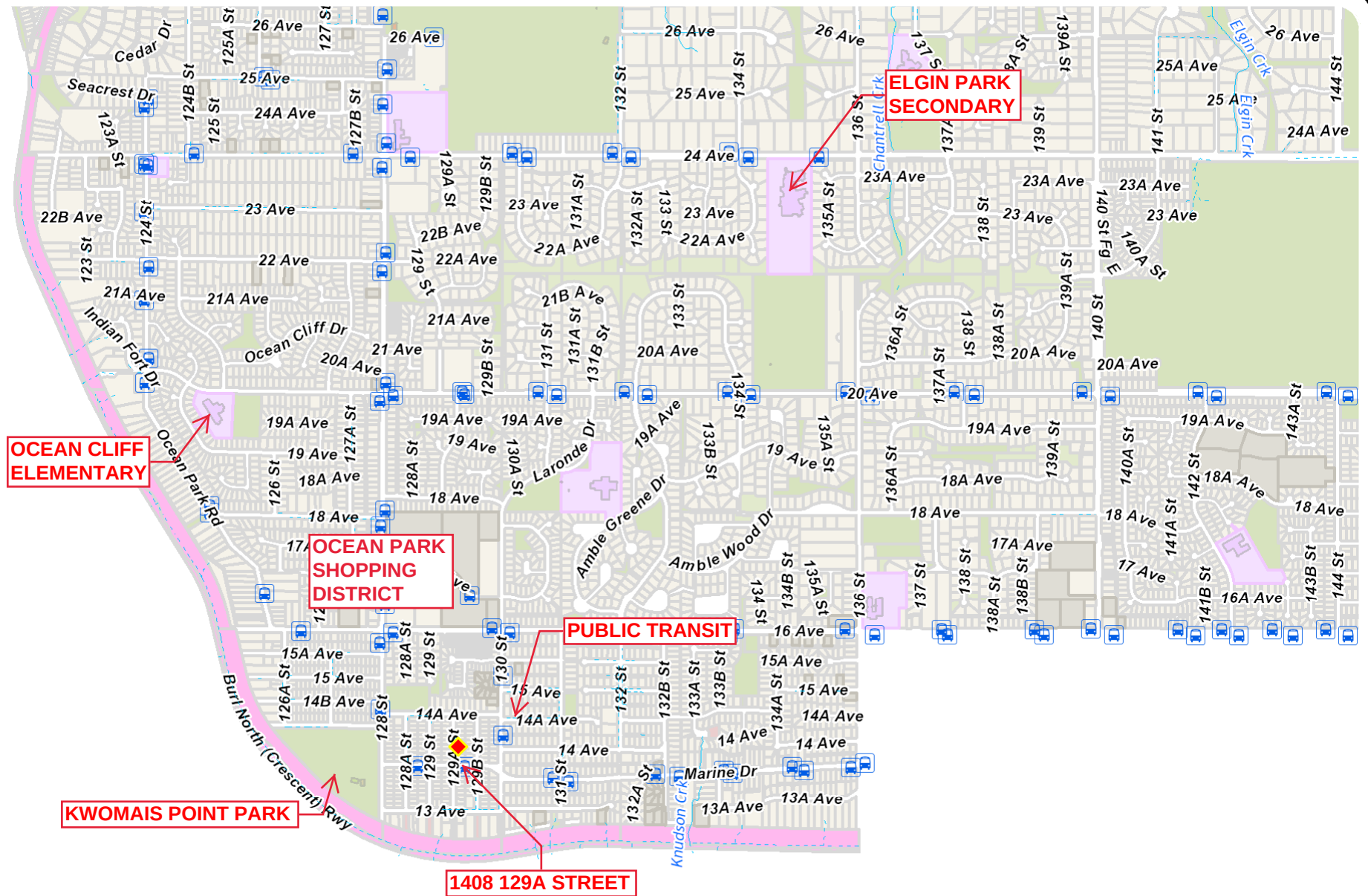
Scale: 1:292

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 0.00175 0.0035 0.007 0.0105
km

Map created on: 2023-02-05



1408 129A Street

Scale: 1:19,000



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.

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