



14098 20 AVENUE











Presented by:
Beebe Cline - PREC
 Hugh & McKinnon Realty Ltd.
 Phone: 604-830-7458
 www.beebecline.com
 bcline@shaw.ca



Active
R2805686

Board: F
 House/Single Family

14098 20 AVENUE

South Surrey White Rock
 Sunnyside Park Surrey
 V4A 8P8

Residential Detached

\$1,650,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,650,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1987**
 Frontage(feet): **61.00** Bathrooms: **2** Age: **36**
 Frontage(metres): **18.59** Full Baths: **2** Zoning: **RF**
 Depth / Size: **118** Half Baths: **0** Gross Taxes: **\$4,860.19**
 Lot Area (sq.ft.): **7,109.00** Rear Yard Exp: **South** For Tax Year: **2023**
 Lot Area (acres): **0.16** P.I.D.: **000-582-646** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **:**
 Complex/Subdiv: **Sunnyside**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2022**
 Rain Screen:
 Metered Water: **Yes**
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 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: **No :**
 Floor Finish: **Softwood, Tile**

Legal: **LOT 622 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67793**

Amenities: **Air Cond./Central, Garden, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Microwave, Oven - Built In, Range Top, Storage Shed, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,621	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	17'3 x 3'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'7 x 15'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	15'10 x 11'6			x	Main 5
Finished Floor (Basement):	0	Main	Dining Room	19'3 x 11'11			x	
				x			x	
Finished Floor (Total):	1,621sq. ft.	Main	Mud Room	5'6 x 11'3			x	
Unfinished Floor:	0	Main	Primary Bedroom	13' x 11'11			x	
Grand Total:	1,621sq. ft.	Main	Bedroom	11'11 x 9'11			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: None				x			x	
Basement: Crawl							x	
Crawl/Bsmt. Height: 4'0 # of Levels: 1					Manuf Type:		Registered in MHR?:	
# of Kitchens: 1 # of Rooms: 7					MHR#:		CSA/BCE:	
					ByLaw Restrictions:		PAD Rental:	
							Maint. Fee:	

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

Note: Virtual Staging Utilized

Desirable Sunnyside/Elgin neighborhood. Situated on a large 7,109 SF lot. Privacy fenced and gated. Backyard with South exposure and landscaped. Inside is welcoming, Maple floors, natural gas fireplace, vaulted ceilings & skylights provide lots of sunlight. Dual sliders to garden. Vaulted kitchen eating area overlooking and leading out to southern exposed garden. Bay window in bedroom 2, large main bathroom and second bath with walk-in jetted safe spa. Primary faces the gardens. Hot water on demand and central A/C. Double garage plus storage shed. Located close to Sunnyside Acres, enjoy the parks and trails. Easy walk to Rec Centre, Indoor Pool and Softball City. Best School catchments: Bayridge Elem & Semiahmoo Sec. Also, great home for downsizers.

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

14098 20 AVENUE - UTILITY COSTS		
PROPERTY COST		
List Price	\$ 1,650,000.00	
EXPENSES	Monthly	Yearly
Property Taxes	\$405.02	\$4,860.19
Insurance	\$192.92	\$2,315.04
Hydro	\$67.00	\$804.00
Gas	\$200.00	\$2,400.00
Water & Sewer	\$48.33	\$580.00
Total Expenses	\$913.27	\$10,959.23

*Utility costs are based on estimated figures & should be verified if deemed important

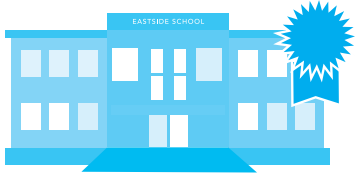


14098 20 Avenue

Surrey, BC

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Bayridge Elementary

Designated Catchment School

Grades K to 7

1730 142 St

Semiahmoo Secondary

Designated Catchment School

Grades 8 to 12

1785 148 St

Other Local Schools

École Laronde Elementary

Grades K to 7

1880 Laronde Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Sunnyside Acres Urban Forest

2598 - 144 Street



1 min



Chantrell Park

2254 Chantrell Park Drive



6 mins



Bell Estates Park

13829 - 18A Avenue



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

1 Basketball Court

1 Ball Diamond

1 Sports Field

1 Sports Court

4 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away.



Nearest Street Level Transit Stop

Westbound 20 Ave at 142 St 2 mins



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.97km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15155 18 Ave



Police Station

1815 152 St



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

November 1, 1985

File: 14098-02000

Dear Sir:

Re: Final Occupancy Certificate for
Single-Family Dwelling
at 14098 - 20 Avenue
Permit # 38589
Lot 622, SE 1/4, Sec. 16, Tp. 1, Plan 67793

An inspection was conducted by this Department on
October 29, 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,

Wendy Trueman
for D. Magnusson, P. Eng.
Chief Inspector

RDP/bb/4596B-12

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PLEASE PRINT CLEARLY — APPLICATION/PERMIT

APPLICATION DATE April 12/85 PERMIT NO. 38589 APPROVED BY: MB.
BLDG. VALUE 72,302 PERMIT FEE 591.75 RECEIPT NO. F405112 DATE APPROVED APRIL 26/85

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION SINGLE FAMILY Dwelling
OTHER EXISTING BUILDINGS ON SAME LOT _____ YES/NO X NUMBER _____ BEING USED FOR _____
OWNER _____ HOME PHONE: _____
ADDRESS _____ BUSINESS PHONE: _____
BUILDER _____ HOME PHONE: _____
ADDRESS _____ BUSINESS PHONE: _____
DESIGNER _____ HOME PHONE: _____
ADDRESS _____ BUSINESS PHONE: _____
HAS/IS BUILDING BEEN/BEING STRATA TITLED? YES/NO — PERSON TO WHOM PERMIT IS TO BE ISSUED _____

2) TO BE FILLED IN BY PLANNING DEPARTMENT

(COMPLETED BY PM) MAP NO. 122
PROJECT ADDRESS 14098-20 Ave. ZONE BF(R)
LEGAL DESCRIPTION Lot 622 SE 1/4 Sec 16 T20 R 67793 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 ☒ YES ☐ NO	SANITARY SEWER ☒ YES ☐ NO	WATER CONNECTION (9-5970) <u>Nil</u>
LANE ☐ YES ☒ NO	STORM SEWER ☒ YES ☐ NO	WATER RATES (8-9631) <u>37.50</u>
OTHER ☐ YES ☒ NO (EXPLAIN IN REMARKS)	STORM CONN. ☒ YES ☐ NO	SEWER CONNECTION (5-7328) <u>Nil</u>
	EASEMENTS ROW ☒ YES ☐ NO	SEWER RATES (8-4630) <u>16.50</u>
	RETENTION ☐ YES ☒ NO	GARBAGE RATES (6-1524) <u>24.75</u>
	DETENTION ☐ YES ☒ NO	
	SERVICE AGMT. ☐ YES ☒ NO	
COMPLETED BY _____	COMPLETED BY _____	COMPLETED BY <u>AK</u> <u>85.4.12</u>
ENGINEERING REMARKS <u>MHE = 91.35</u>		
20 FIVE 18.46 18.45 N		

4) PERMITS AND LICENSE OFFICE USE ONLY

FEES PAYABLE	NUMBER OF UNITS	DEVELOPMENT COST CHARGE BREAKDOWN
BUILDING <u>488.00</u>	<u>ONE</u>	WATER
SEWER/SEPTIC <u>25.00</u>	BUILDING AREA <u>14.78 x 19.05</u>	ART ROADS
DEV. COST CHGS. _____	SITE AREA <u>SEE ABOVE</u>	DRAINAGE
PORT KILLS LEVY _____	INTENDED USE <u>SINGLE FAMILY DWELLING</u>	PUBLIC OPEN SPACE
LEVY OTHER _____	SITING FRONT <u>N 7.5 M MIN.</u>	NON ART ROADS
ENGINEERING FEE <u>78.75</u>	SITING SIDES <u>W 3 E 1.8 M MIN.</u>	TOTAL
TOTAL <u>591.75</u>	SITING REAR <u>S 9.14 M ±</u>	

REMARKS — NOTATIONS

DRAINAGE CHECK ☐ ONE STOREY ON CRAWL SPACE
SEPTIC APPROVAL ☐ + DOUBLE GARAGE AT FRONT.
TEST HOLE ☐ SURVEY CERTIFICATE REQUIRED FOR FORM INSPECTION

SIGNATURE OF APPLICANT [Signature] CAPACITY OF APPLICANT _____

APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THIS DOCUMENT

OFFICE COPY

PLAN SHOWING LOCATION OF FORMS ON LOT 622
S.E. 1/4 SEC. 16 TP. 1 PLAN 67793 N.W.D.

Bob or Manley

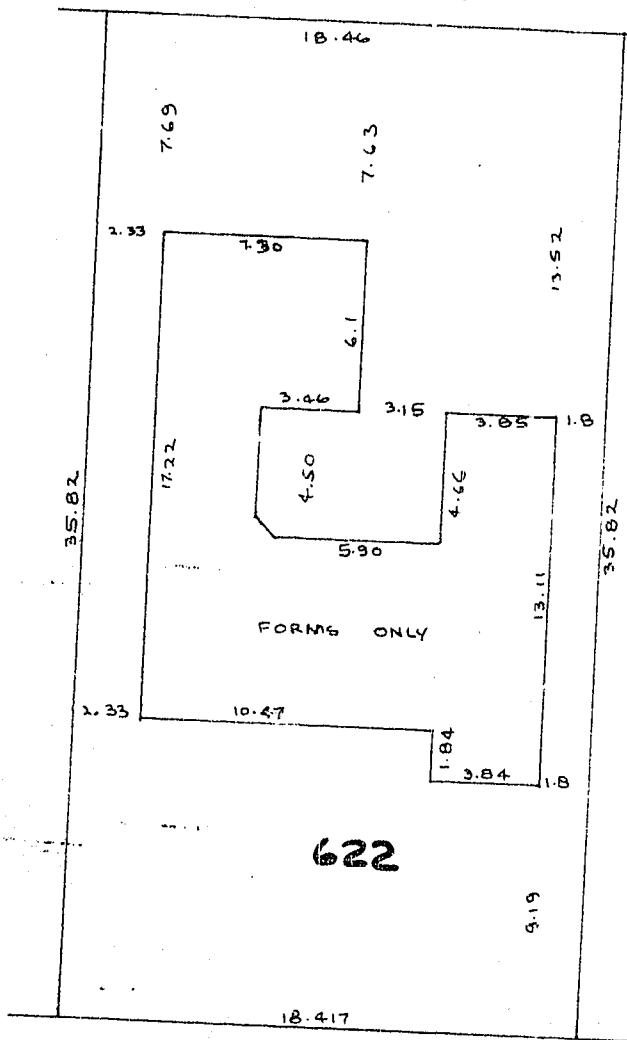
1409B-20 Ave

Scale - 1:250



20 AVE.

621



RECEIVED

APR 3 0 1985

DEPT. OF PERMITS &
LICENCES

CHEF INSP.		
ENGINEER		
PLUMBING		
ELECTRICAL		
CONSTABLE		
LIC. INSP.		
FILE		

528

622

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

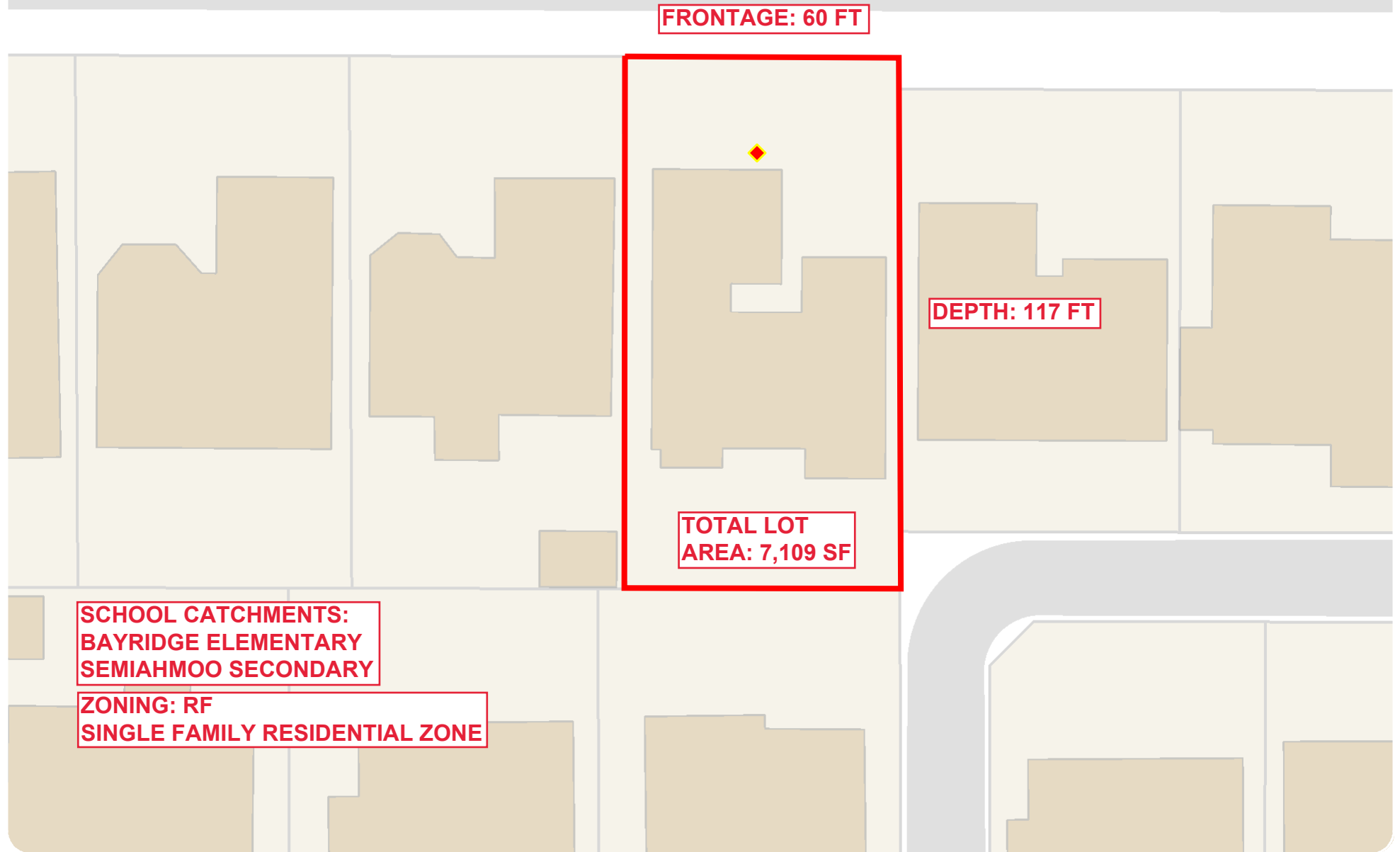
B. C. L. S.

Dated this 26 day of APRIL 1985

Your Ref. -

Our File - 4725-85

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14098 20 Avenue

Scale: 1:360





14098 20 Avenue

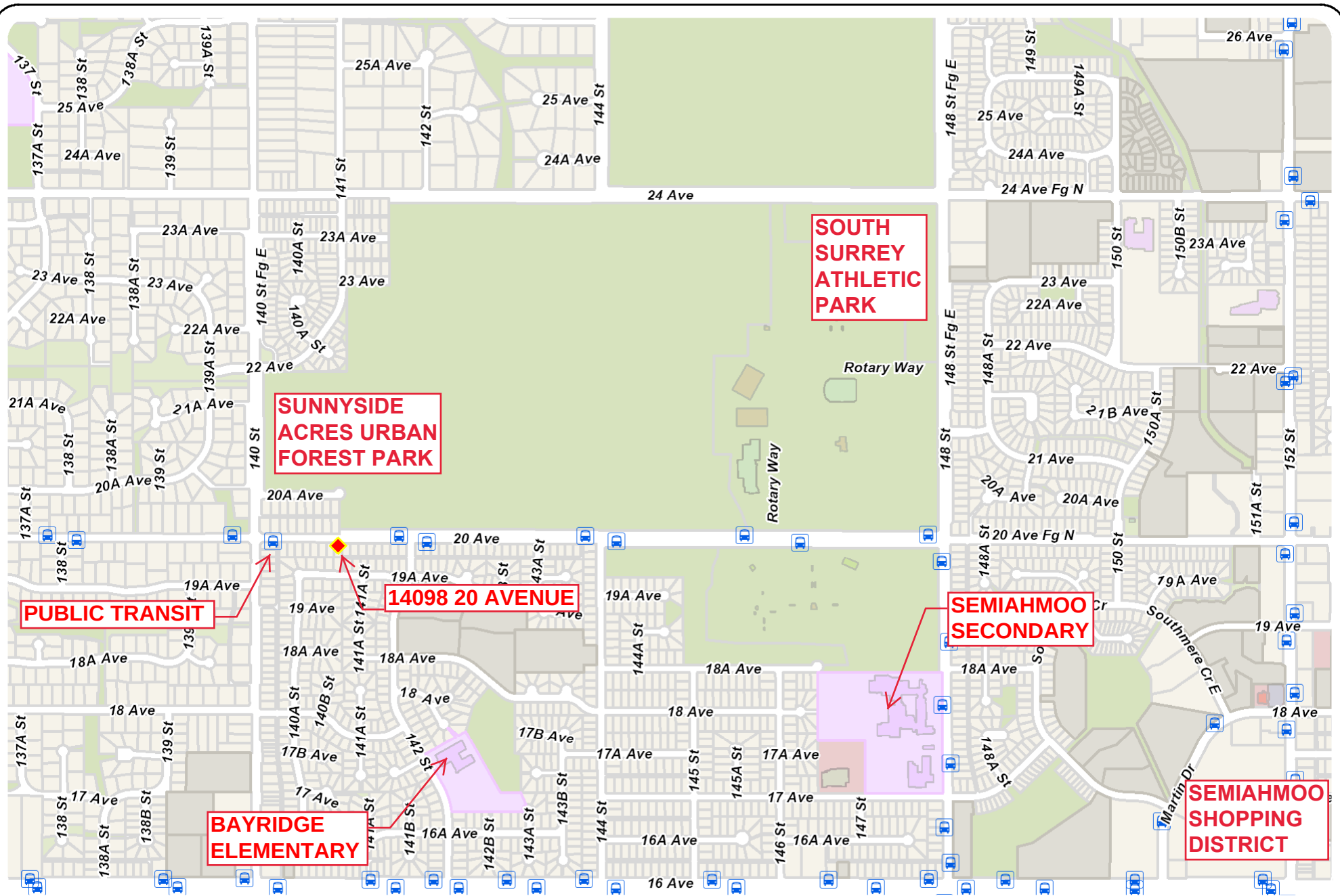
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0 0.00225 0.0045 0.009 0.0135
km

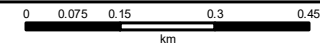
Map created on: 2023-07-29



14098 20 Avenue

Scale: 1:12,000

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Map created on: 2023-07-30

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

Nature Trails

OF SURREY

Sunnyside Acres Urban Forest Park

14500 BLOCK 24 AVE

Sunnyside Acres was declared an urban forest in 1988, making it one of the first designated urban forest parks in Canada.

Sunnyside Acres is an oasis in the middle of a bustling city and offers visitors the chance to walk through a beautiful second growth forest. After it was logged in the early 1900s the forest was left to regenerate on its own, resulting in a wide array of plants and animals. From the yellow and orange vine maples in fall, and frost covered leaves in winter, to the lacy green bleeding hearts in spring and the rare rattlesnake plantain orchid in summer – be prepared to be inspired in every season.



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.