













Presented by:

Beebe Cline - PREC

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



Active
R2861985
Board: F
House/Single Family

12629 25 AVENUE
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 2K5

Residential Detached
\$2,499,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,499,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2014
Frontage(feet): 50.00	Bathrooms: 4	Age: 10
Frontage(metres): 15.24	Full Baths: 3	Zoning: RF
Depth / Size: 119	Half Baths: 1	Gross Taxes: \$6,431.76
Lot Area (sq.ft.): 5,982.00	Rear Yard Exp: North	For Tax Year: 2023
Lot Area (acres): 0.14	P.I.D.: 003-697-762	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Crescent Heights		
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**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1/2 Blk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **EAST HALF LOT 6 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 11001**

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

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry, Security System, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,750	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,306	Main	Office	10'0 x 9'11	Above	Walk-In Closet	8'3 x 5'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	106'6 x 12'10	Above	Bedroom	12'11 x 12'0	Main	2
Finished Floor (Below):	0	Main	Family Room	17'6 x 15'0	Above	Walk-In Closet	2'5 x 9'0	Main	3
Finished Floor (Basement):	0	Main	Kitchen	18'6 x 15'4	Above	Storage	6'9 x 2'11	Above	4
Finished Floor (Total):	3,056sq. ft.	Main	Pantry	7'11 x 5'8	Above	Laundry	6'9 x 2'11	Above	3
Unfinished Floor:	0	Main	Eating Area	12'10 x 9'0			x		
Grand Total:	3,056sq. ft.	Main	Primary Bedroom	16'3 x 12'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	2'11 x 5'0			x		
		Main	Mud Room	8'4 x 5'8			x		
				x			x		
Suite: None		Above	Primary Bedroom	16'8 x 15'11			x		
Basement: Crawl		Above	Walk-In Closet	11'1 x 7'7			x		
		Above	Bedroom	13'5 x 10'10			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

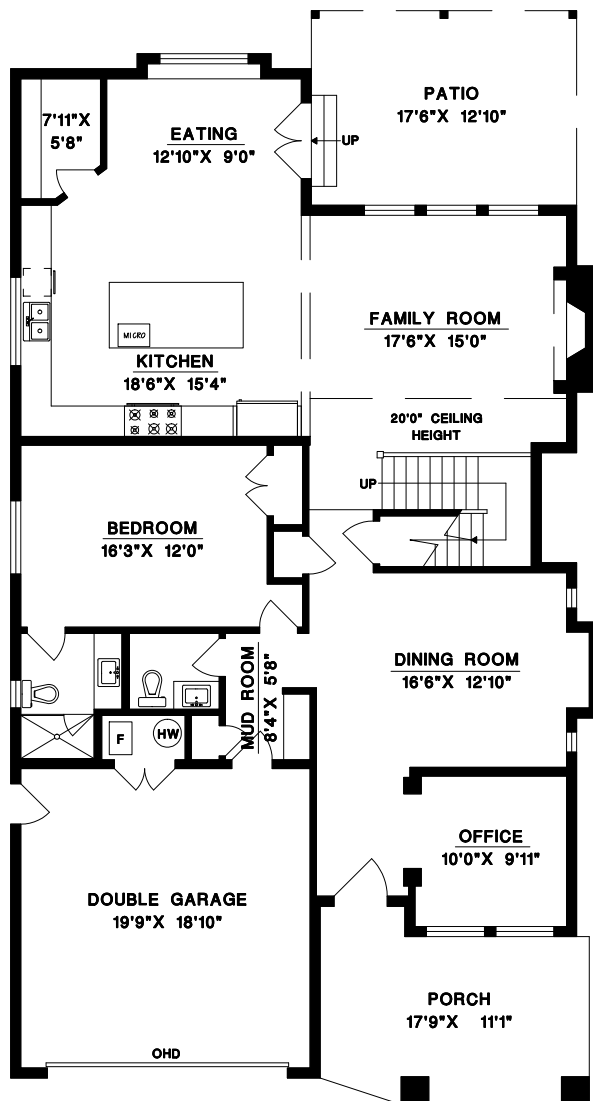
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Vaulted and elegant home features a large dream kitchen, pantry and island w/ seating. Jenn-Air professional appliance package, eating area. Generous main floor: 1,750 SF, great room concept. 23 foot vaults, linear n/gas fireplace wall. Formal dining room and office on main. Patio 225 SF w/ glass arbour featuring remote blinds. Radiant in-floor heat + heat pump A/C. Spacious bedroom ensuited on main. Above 1,306 SF, 3 generous bedrooms. Primary with large walk-in Closet. Convenient 4 foot crawl, heated & lit-full foot print of home. Double garage with level parking in driveway/4 vehicles. Fenced, gated & landscaped yard. Great street appeal, front yard with artificial turf. Irrigation: front & back. Security system with cameras. Schools: Crescent Park Elementary & Elgin Secondary.

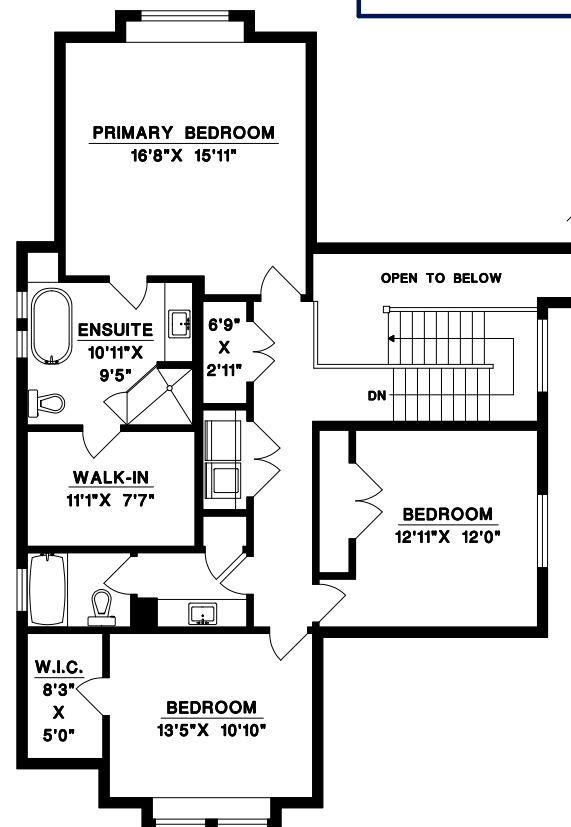
BEEBE CLINE

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

**12629 25TH AVENUE,
SOUTH SURREY, B.C.**



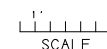
MAIN FLOOR



UPPER FLOOR

UPPER FLOOR	1306 SQ. FT.
MAIN FLOOR	1750 SQ. FT.
FINISHED AREA	3056 SQ. FT.

GARAGE	411 SQ. FT.
PORCH	203 SQ. FT.
PATIO	225 SQ. FT.



DRAWN BY: CN
DATE: FEBRUARY 2024
REVISED:

12629 25 AVENUE				
PROPERTY COST		Amount		
List Price		\$ 2,499,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$6,431.76	\$535.98	\$6,431.76
Insurance		\$1,500.00	\$125.00	\$1,500.00
Hydro		\$840.00	\$70.00	\$840.00
Gas		\$2,520.00	\$210.00	\$2,520.00
Water		\$900.00	\$75.00	\$900.00
Total Expenses			\$ 1,015.98	\$ 12,191.76

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

BC Housing - New Home Registry



Home type:

Single

▼

Address

Street:

City:

Legal Description

PID:

003-697-762

Search

Clear

Search results:

Surrey, 12629 25 Avenue

Click on the address for more details
1 new homes found where home type is 'Single' AND PID contains '003697762'

[Registered with home warranty insurance.](#)

Builder:

High Peak Properties Ltd.

Visit the [Builder Registry](#) for more builder information.

Builder's Warranty Number:

high102

Warranty Commencement Date:

2015/Jan/23

Warranty Provider:

Pacific Home Warranty Insurance Services Inc. for Echelon General Insurance Company

Phone: 604-574-4776

Website: www.pacificwarranty.com

Address:

12629 25 Avenue, Surrey BC V4A 2K5

Legal Description:

East Half Lot 6 Sec 19 Township 1 NWD Plan 11001

PID:

003-697-762

Understanding your Search Results

Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when [buying or selling an owner-built home](#). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

Can't find the address you are looking for?

Check the [Search hints](#) for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the BC Housing Management Commission toll-free at 1-800-407-7757 for assistance.

IMPORTANT: New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

FINAL BUILDING APPROVAL

Date: Jan 16, 2015 15:45

Address: 12629 25 Ave
Single Family Dwelling

Legal Description: E1/2 6 BK 41 SE SEC 19 T1 PL 11001

Permit Number: 13-043394-000-00

Permit Type: Residential C-S-Single Family-New

"This copy is provided from City of Surrey files pursuant to the Copyright Act, Section 32.2(1). Permission is required from the originator of the document for any additional copies."

12629 - 25 Ave (02500)
Single Family Dwelling

B-13-043394-0-0
BLDG INSP. AREA 5

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 12629 - 25 Ave Single Family Dwelling
LEGAL DESCRIPTION: E1/2 6 BK 41 SE SEC 19 T1 PL 11001
ZONE: RF WORK PROPOSED: New
BUILDING TYPE: Single Family PERMIT TYPE: Residential C-S
DECLARED VALUE OF CONSTRUCTION: \$350,000

WORK DESCRIPTION:

SINGLE FAMILY DWELLING, Two storey on crawl space, Double Garage
Main Floor Elevation: 52.10 Heating: Radiant
MAXIMUM F.A.R. ACHIEVED AT MAXIMUM LOT COVERAGE
P. Eng. Structural and Geotechnical as per: Banwait

APPLICANT:

"This copy is provided from City of Surrey files pursuant to the
Copyright Act, Section 32.2(1). Permission is required from the
originator of the document for any additional copies."

BUILDER / GENERAL CONTRACTOR:

High Peak Properties Ltd. 12753 15 Ave Surrey V4A 1K5

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	to be applied for and metered
STORM CONNECTION:	to be applied for	ELECTRICAL:	Overhead
DRIVEWAY WIDTH:	6.0		

COMMENTS:

ENG - Engineering Dept. has no record of a Lot Grading Plan for this lot.
ENG - Driveway access is not to exceed 6.0 metres and must clear street lights, power poles, hydrants, hydro kiosks and any other utility structure by a minimum of 1 metre and must have a minimum 1.5 metre clearance from side property lines. ENG - Any changes to the existing driveway access or construction of a new driveway access requires prior approval and a City Road and ROW permit from the Engineering Department. City Road and ROW permit for any driveway changes must be issued and completed prior to final occupancy. ENG - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY. ENG - All Engineering Department conditions of Building Permit issuance have been met.

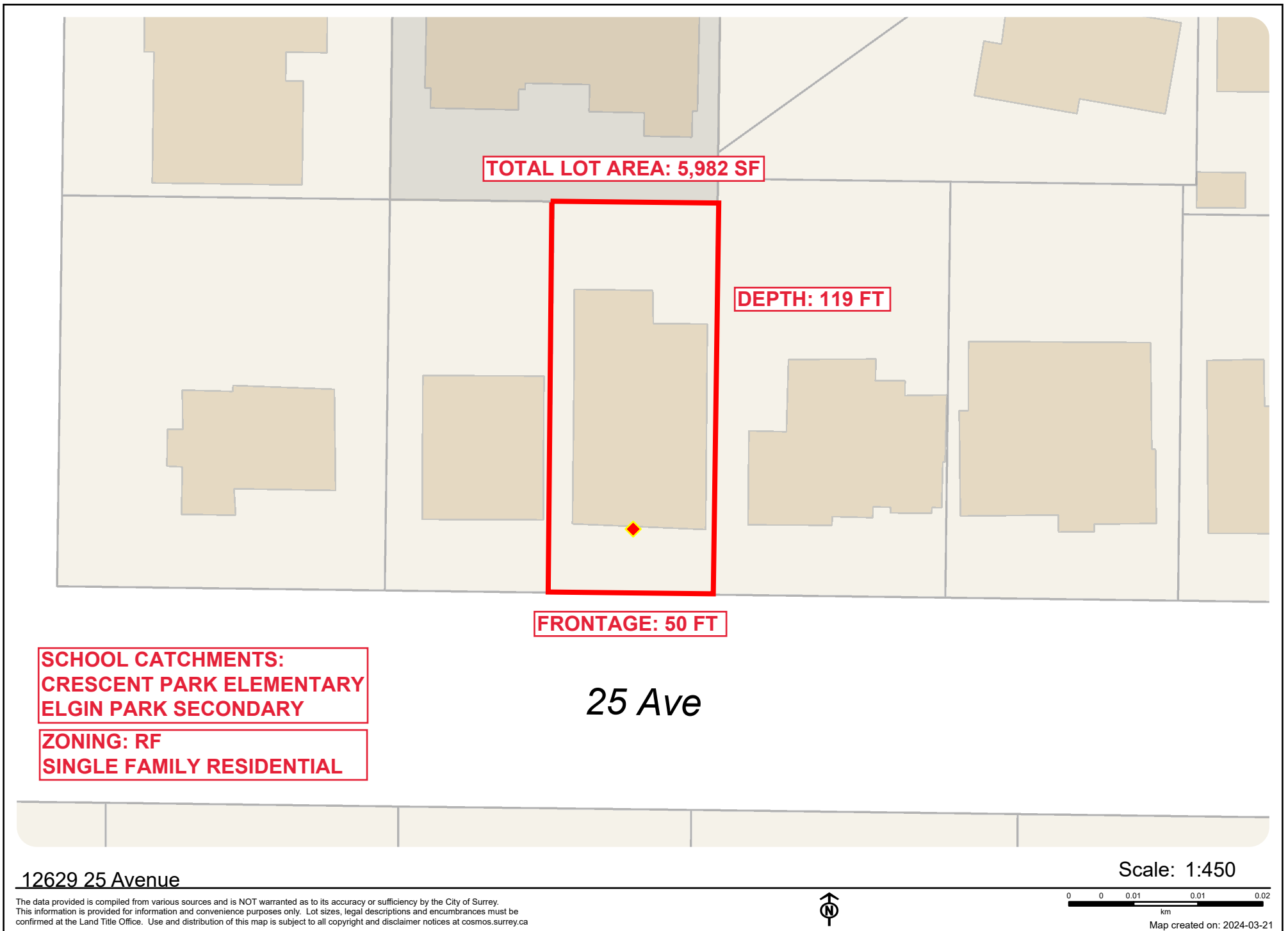
ISSUED BY:

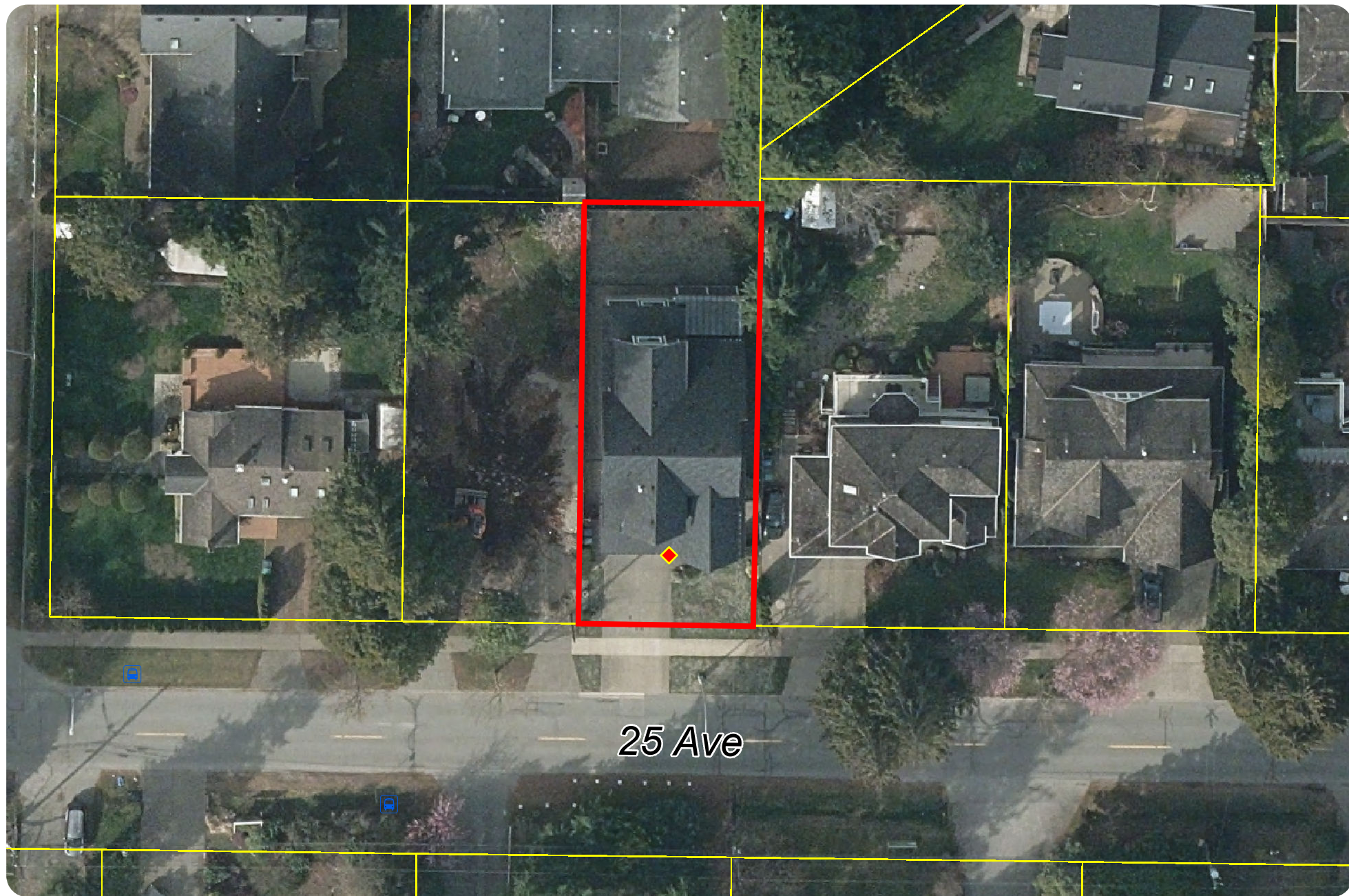
HSG 

DATE OF ISSUANCE:

WEDNESDAY, JANUARY 29, 2014

DEPARTMENT COPY

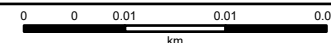




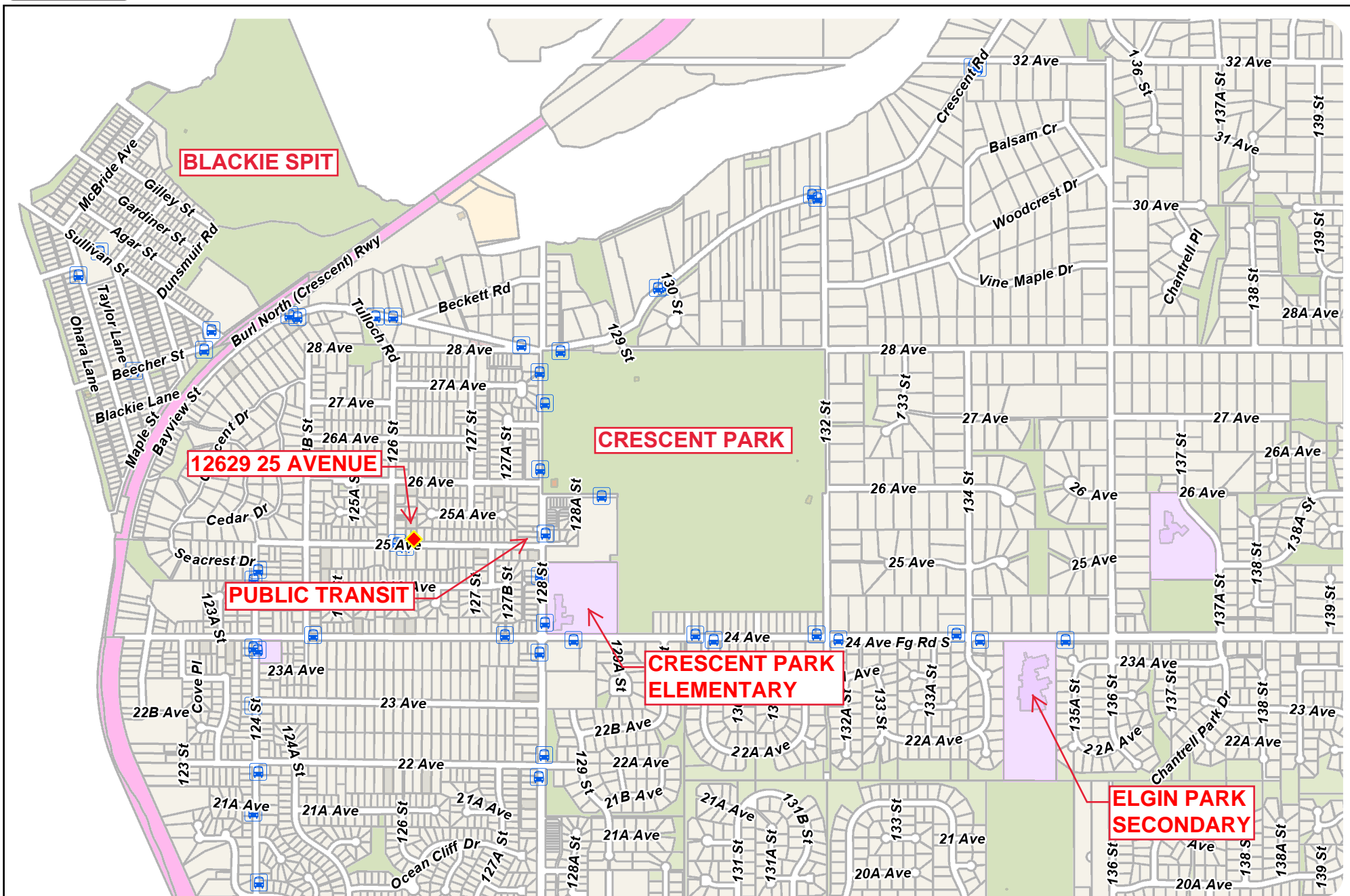
12629 25 Avenue

Scale: 1:450

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



Map created on: 2024-03-21



12629 25 Avenue

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



Scale: 1:14,400

0 0.07 0.15 0.3 0.45
km

Map created on: 2024-03-21

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1401-008
DWG : 1401-008 CF



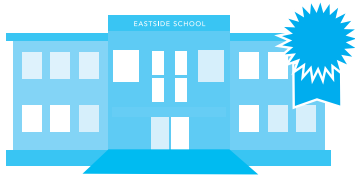
12629 25 Avenue

Surrey, BC

HOODQ ADDRESS REPORT™

SCHOOLS

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



École Crescent Park Elementary

Designated Catchment School
Grades K to 7
2440 128th St

École Elgin Park Secondary

Designated Catchment School
Grades 8 to 12
13484 24 Ave

Other Local Schools

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

McLeod Road Traditional Elementary

Grades K to 7
6325 142 St

PARKS & REC.

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



Crescent Park School Grounds

2440 128 St



5 mins

Bayview Park

2590 Bayview Street



8 mins

Crescent Park

2610 - 128 Street



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	14 Sports Fields
2 Dog Parks	1 Beach
4 Tennis Courts	1 Sports Court
2 Basketball Courts	1 Boating Facility
3 Ball Diamonds	3 Trails

TRANSIT

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

Nearest Street Level Transit Stop

Eastbound 25 Ave at 126 St < 1 min



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 6.12km.

Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

2610 128 St



Police Station

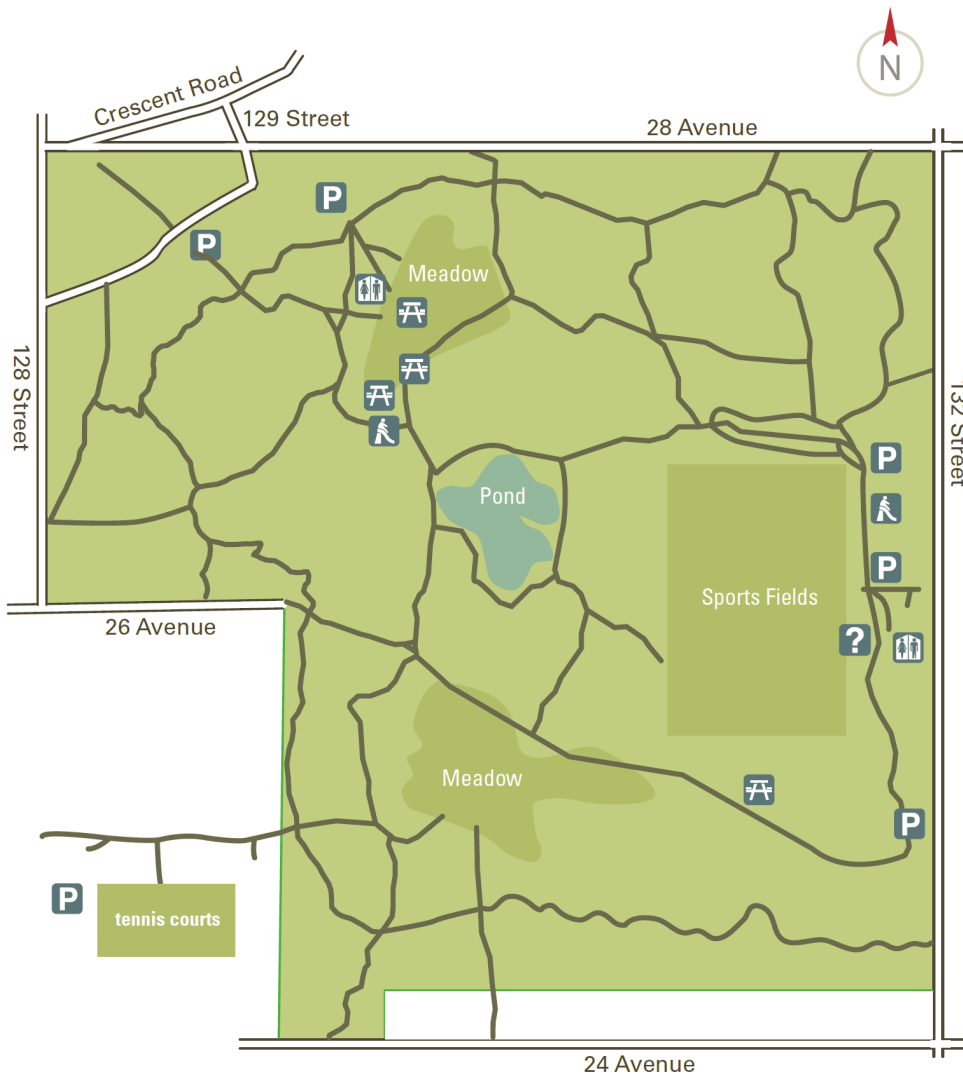
1815 152 St

HoodQ

Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

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.

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.