

12368 21A AVENUE















Presented by:
Beebe Cline - PREC

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



Active
R2948927
Board: F
House/Single Family

12368 21A AVENUE
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 9Y7

Residential Detached
\$2,798,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,798,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2002
Frontage(feet): 62.00	Bathrooms: 4	Age: 22
Frontage(metres): 18.90	Full Baths: 3	Zoning: SFR
Depth / Size: 108	Half Baths: 1	Gross Taxes: \$8,028.87
Lot Area (sq.ft.): 7,427.00	Rear Yard Exp: Southwest	For Tax Year: 2024
Lot Area (acres): 0.17	P.I.D.: 025-361-791	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Private Gardens well hedged		
Complex/Subdiv: Ocean Park West Side		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **2 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Primary bedroom drapes and Rods, Freezer in Garage**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 8, PLAN LMP53206, SECTION 18, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Range Top, Smoke Alarm, Sprinkler - Inground, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	1,723	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,810	Main	Foyer	26'9" x 7'6"	Above	Walk-In Closet	7'0" x 6'4"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	15'0" x 10'5"	Above	Bedroom	14'3" x 10'7"	Main 2
Finished Floor (Below):	0	Main	Living Room	15'2" x 12'5"	Above	Bedroom	15'7" x 13'2"	Above 5
Finished Floor (Basement):	1,703	Main	Dining Room	15'2" x 11'7"	Above	Family Room	28'7" x 10'4"	Above 5
Finished Floor (Total):	5,236sq. ft.	Main	Family Room	15'1" x 12'8"	Above	Foyer	13'1" x 11'5"	Bsmt 4
Unfinished Floor:	0	Main	Eating Area	8'11" x 4'0"	Bsmt	Family Room	18'9" x 17'6"	
Grand Total:	5,236sq. ft.	Main	Kitchen	18'5" x 10'4"	Bsmt	Office	14'2" x 11'6"	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Pantry	4'2" x 4'2"	Bsmt	Bedroom	14'5" x 11'7"	
		Main	Laundry	11'1" x 10'5"	Bsmt	Bedroom	14'1" x 12'1"	
				x	Bsmt	Walk-In Closet	4'11" x 4'1"	
				x	Bsmt	Storage	14'5" x 11'10"	
				x	Bsmt	Utility	9'8" x 5'3"	
Suite: None								
Basement: Full, Fully Finished, Separate Entry		Above	Primary Bedroom	19'3" x 18'3"				
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

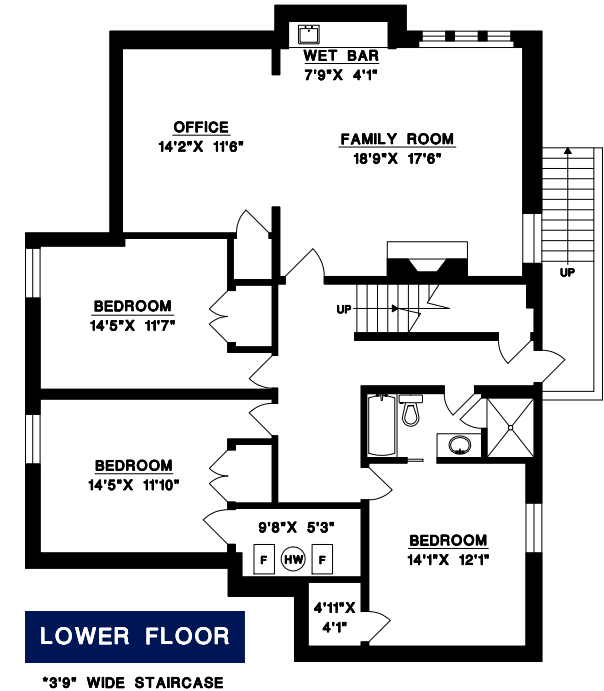
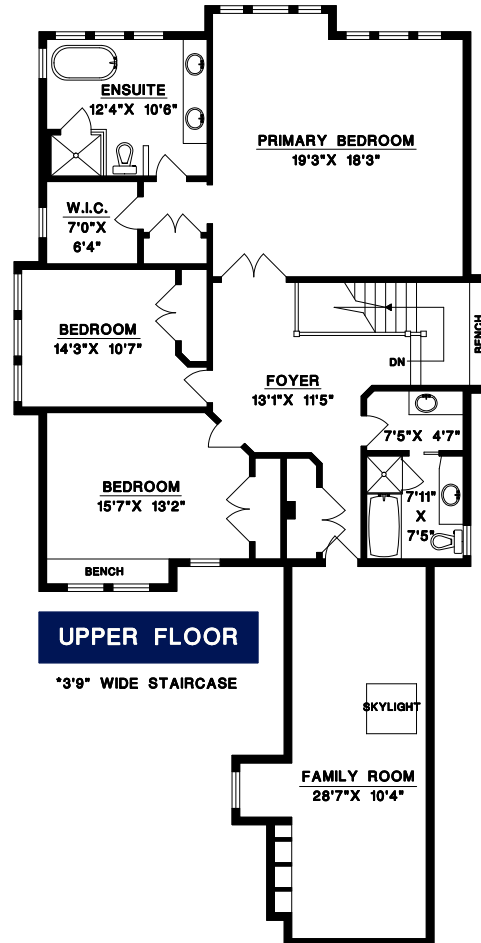
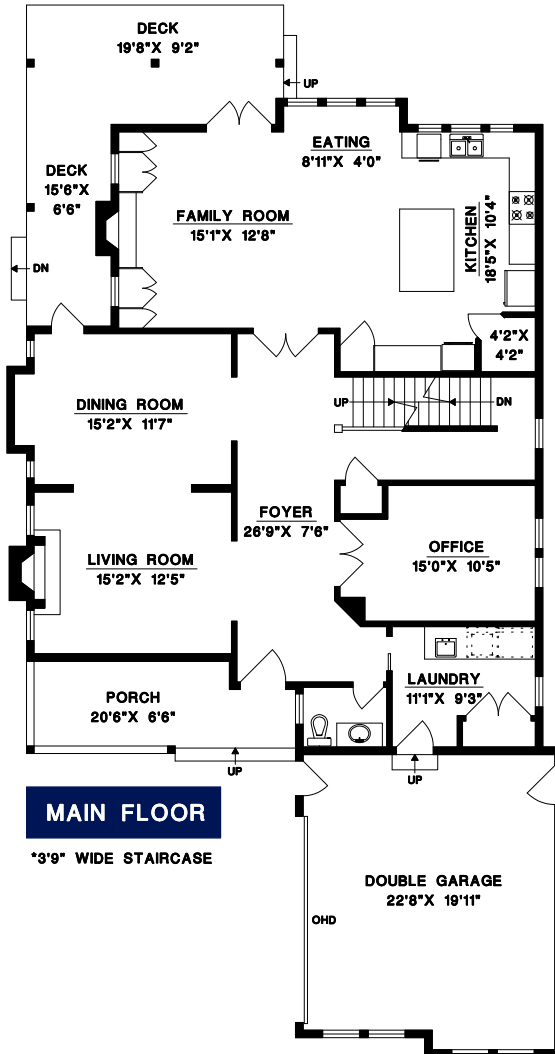
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Craftsman Porch wrap Style Home 5236 SF. Main Flr 1723 SF Lovely Family spaces, 9' ceilings-transom interior doors, Art Glass, wide stairway's & hallways, 2 nat gas fireplaces & multiple access to wrap porches. Home Design is functional 2 story w/ full finished Basement. Above 3 large bedrooms up -Luxurious Primary Suite & Family room. Top floor is 1810 SF. New 40 year Roof/skylight 2016. New Boiler 2020 in flr heating in 1703 SF Basement. Family rm W/fireplace & wet bar. Office + 2 bedrooms Down + Storage. Fourth fireplace is nat gas fire pit on patio. Quiet property on a Cul de Sac below Ocean Park Road. S-west exp. Garden is hedged for privacy. Exceptional perennial garden w/ irrig. All services are underground & no trees on the property. Dbl Garage & driveway. *Ocean Cliff Elementary*

BEEBE CLINE

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

12368 21A AVENUE,
SURREY, B.C.



UPPER FLOOR	1810	SQ. FT.
MAIN FLOOR	1723	SQ. FT.
LOWER FLOOR	1703	SQ. FT.
FINISHED AREA	5236	SQ. FT.

GARAGE	463	SQ. FT.
PATIO	286	SQ. FT.
PORCH	141	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: MAY 2022
REVISED:

FEATURES + UPDATES

LOT AND LOCATION

- Builder: Padwood Homes
- Lot Size: 7,427 SF / Frontage: 62 ft & Depth: 108 ft
- Zoning: RF – Single Family Residential
- Quiet Cul-de-Sac
- All Services Underground, No Big Trees on Property
- School Catchments: Ocean Cliff Elementary (Walking Distance) & Elgin Park Secondary

EXTERIOR

- New 40 Year Roof, Gutters, Downspouts & Skylight Installed into Roof of Room Above Garage - 2016
- Irrigation System Front & Back + No Drip System for Hanging Pots
- Exterior of House Painted & Refinishing of Porch Floors - 2017
- Private & Landscaped, Southwest Facing Backyard / New Trees, Perennials & Bedding Areas Added
- Regularly Service Hot Tub (Argosy Pools) / Natural Gas Pit Added - 2020

INTERIOR - UPDATES & FEATURES

- Alarm System
- Nine Foot Ceilings
- Solid Oak Hardwood Floors
- Transom interior Windows on Doors / Art Glass in Keeping with Craftsman Design
- Speak System Throughout Home
- Four Natural Gas Fireplaces
- Walk-in Pantry
- Solid Maple Cabinetry: Kitchen, Laundry Room, Wet Bar in Basement, Main Bath Above & Basement Bath
- Natural Gas Furnace with Venting (On Main & Above)
- Basement Access Door to Backyard
- Radiant Floors: Entire Basement, Laundry Room, Powder on Main, Main Bath & Master Bath on Second Floor
- Updates:
 - Luxurious Master Bathroom Renovation - 2022
 - Samsung Washer & Dryer - 2022
 - Quartz Surfaces – Laundry, Wet Bar & Bathrooms - 2020
 - Boiler System/In Floor - 2020
 - Kitchen: Hunter Douglas Blinds, Faucet, Garburator, Bosch Refrigerator, Jenn Air Double Wall Ovens, Wolf Gas Range, Microwave & Hanging Lights - 2019
 - Hot Water Tank - 2017
 - Dimmer Switches Installed Throughout the Home
 - Carpet: Bedrooms (Upstairs & Basement), Games Room, Stairs to Basement + Recreation Room, Den & Hallways in Basement
 - Freshly Painted Interior

*Potted Palms, Black Planters & Raised Herb Box – Sellers Will Leave for New Buyers

12368 21A AVENUE				
PROPERTY COST		Amount		
List Price		\$ 2,798,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$7,479.51	\$623.29	\$7,479.51
Insurance		\$2,900.00	\$241.67	\$2,900.00
Hydro		\$2,195.00	\$182.92	\$2,195.00
Gas		\$2,012.00	\$167.67	\$2,012.00
Water		\$1,189.00	\$99.08	\$1,189.00
Hot Tub Mainteance (Argosy Pools)		\$800.00	\$66.67	\$800.00
Total Expenses			\$ 1,381.29	\$ 16,575.51

Expenses are based on estimated figures only and should be verified if deemed important

* Sellers Take Care of their Own Landscaping



CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 18365 21A

LEGAL LOT 8 SEC 18 T1

RL LMP 53206

BUILDING PERMIT No. B-02-012050-0-0

DATE July 7/03

BUILDING INSPECTOR
PER D. MAGNUSSON, P.ENG.
MANAGER, BUILDING DIVISION

12368 - 21A Ave (02150)
Single Family Dwelling

B-02-012050-0-0
BLDG INSP. AREA 5

CITY OF SURREY

P02-12835

BUILDING PERMIT

PROJECT ADDRESS: 12368 - 21A Ave Single Family Dwelling
LEGAL DESCRIPTION: LT 8 SC 18 T1 PLLMP53206
ZONE: RF
BUILDING TYPE: Single Family
WORK PROPOSED: New
PERMIT TYPE: Residential C-S

WORK DESCRIPTION:

SINGLE FAMILY DWELLING Two storey on finished basement. Double garage.
SECONDARY SUITES ARE NOT PERMITTED.
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.
Restrictive Covenants: Bldg. Scheme, Tree Pres., Silt Control, Storm
MBE: 41.3 Heating: FA

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

Padwood Homes 12840 16 Ave. Unit 204 Surrey V4A 1N6

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	Yes	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	Yes
STORM CONNECTION:	Yes	ELECTRICAL:	Underground
DRIVEWAY WIDTH:			

COMMENTS:

ENG-Barrier curb driveway letdown has been provided for this lot. Applicant must ensure that on-site design aligns with this access.
ENG - RC for individual sediment control
ENG - Easement for storm drainage

ISSUED BY: LLW *[Signature]*
DATE OF ISSUANCE: THURSDAY, SEPTEMBER 12, 2002

DEPARTMENT COPY

not to be used to define boundaries

scale 1:200
METRES

Survey Certificate
for

LOT 8 SECTION 18 TP 1
PLAN LMP 53206

CIVIC

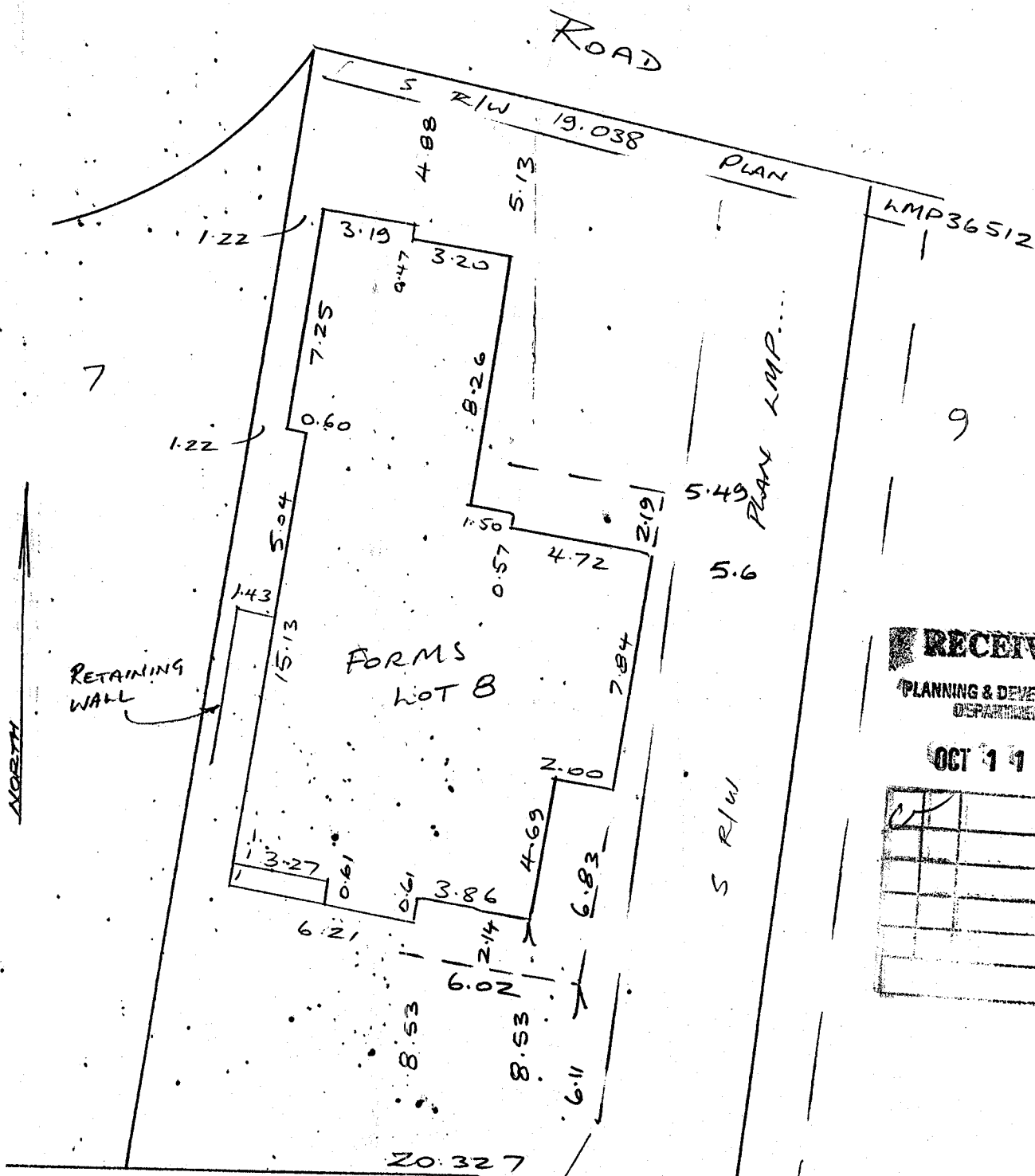
12368 21A AVENUE

SURREY

ELEVATIONS

CURB WALL 41.30

POUR STRIP ALL
CORNERS
43.69



RECEIVED
PLANNING & DEVELOPMENT
DEPARTMENT
OCT 11 2002

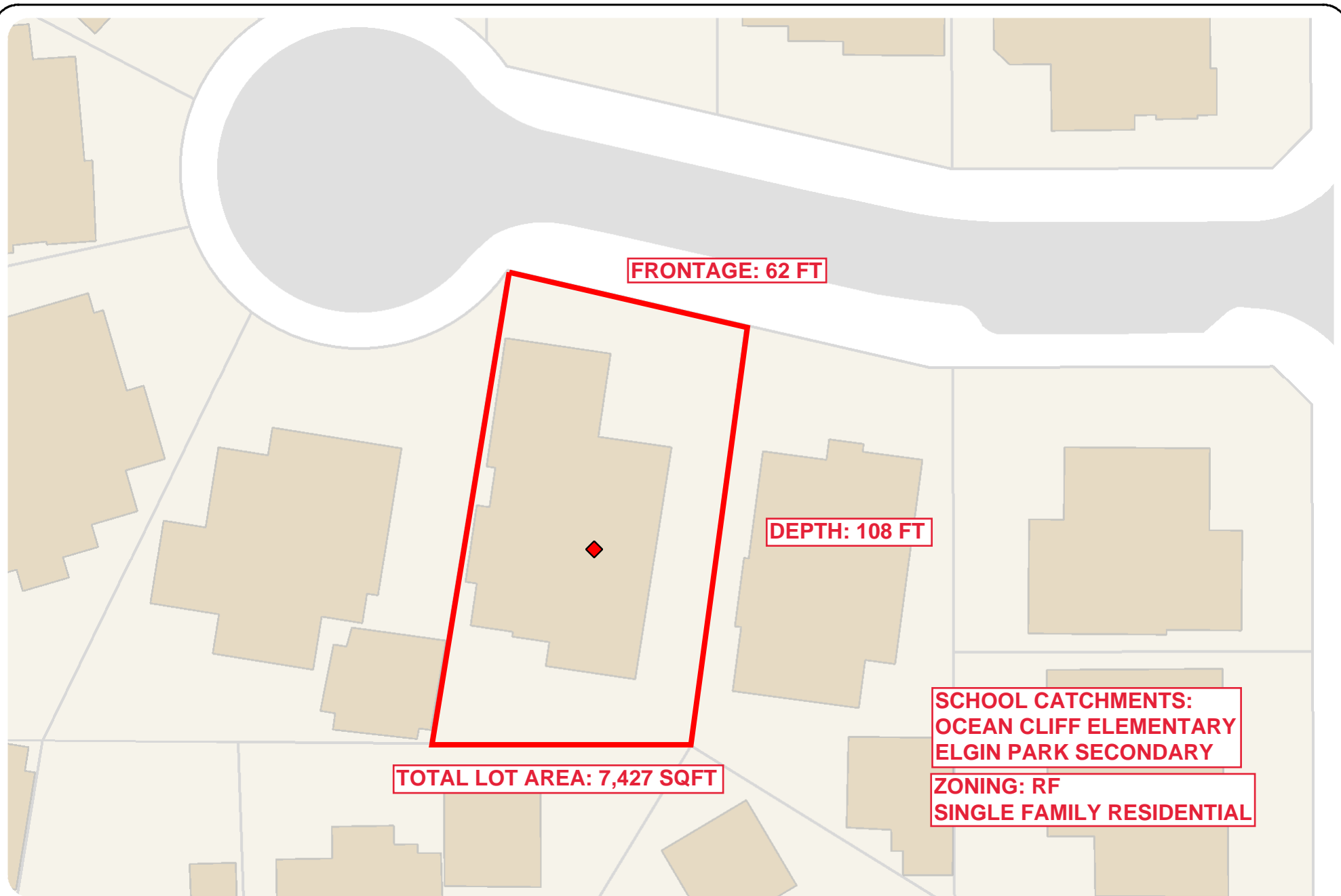
CT	

certified correct
this 10 day of OCTOBER
2002
B.C.L.S.

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

this document is not valid unless originally signed and sealed

file 2395 / 9



12368 21A Avenue

Scale: 1:400

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km

Map created on: 2022-05-09



12368 21A Avenue

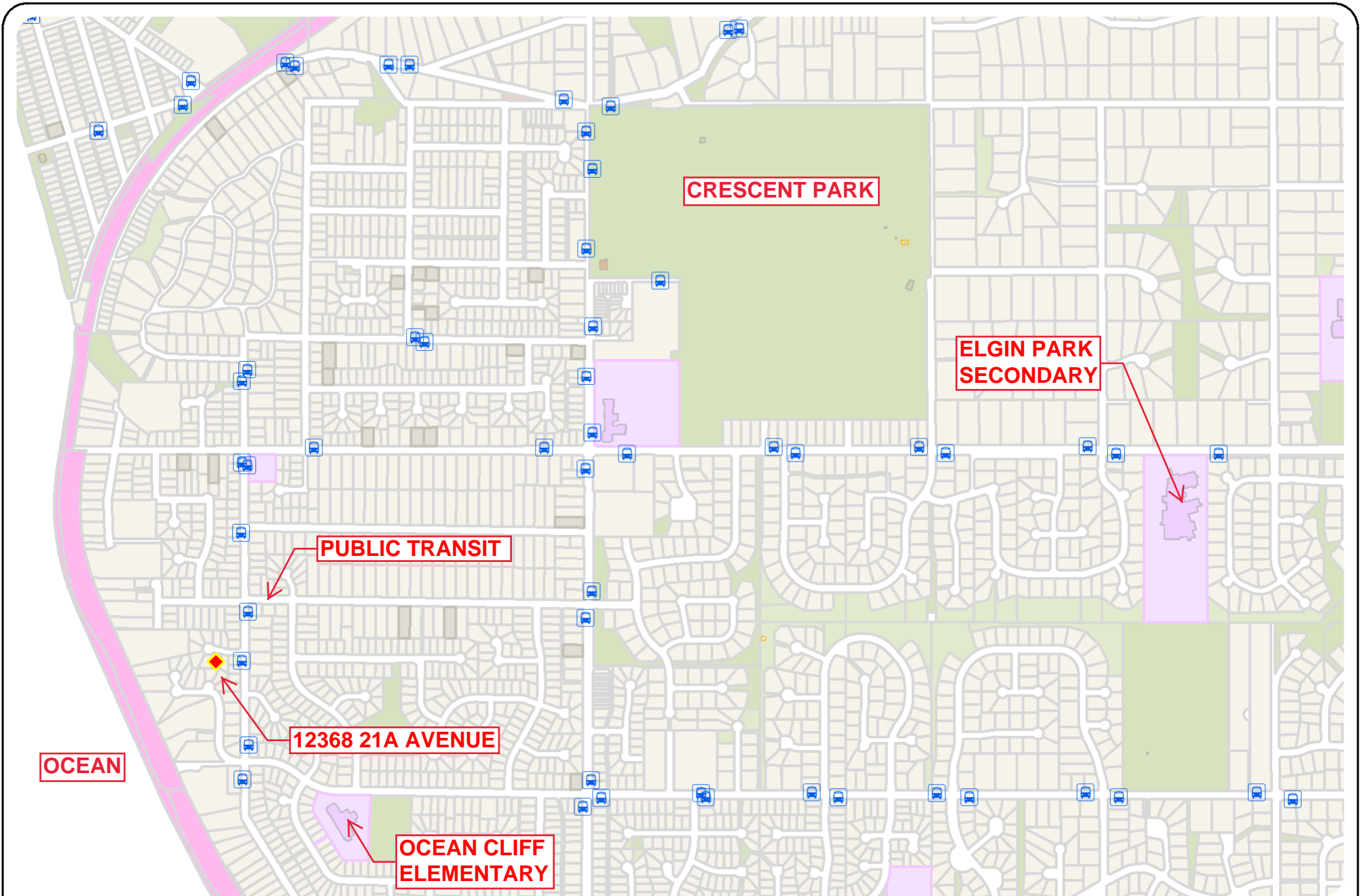
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0 0.0025 0.005 0.01 0.015
km

Map created on: 2022-05-09



12368 21A Avenue

Scale: 1:12,000

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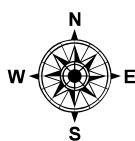


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km

Map created on: 2022-05-09

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019 (MOST CURRENT ON FRASER INSTITUTE WEBSITE)

	Elementary Schools	Address	Public/Private	2019 Rankings	2019 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			2019 Rankings	2019 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			2019 Rankings	2019 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



CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

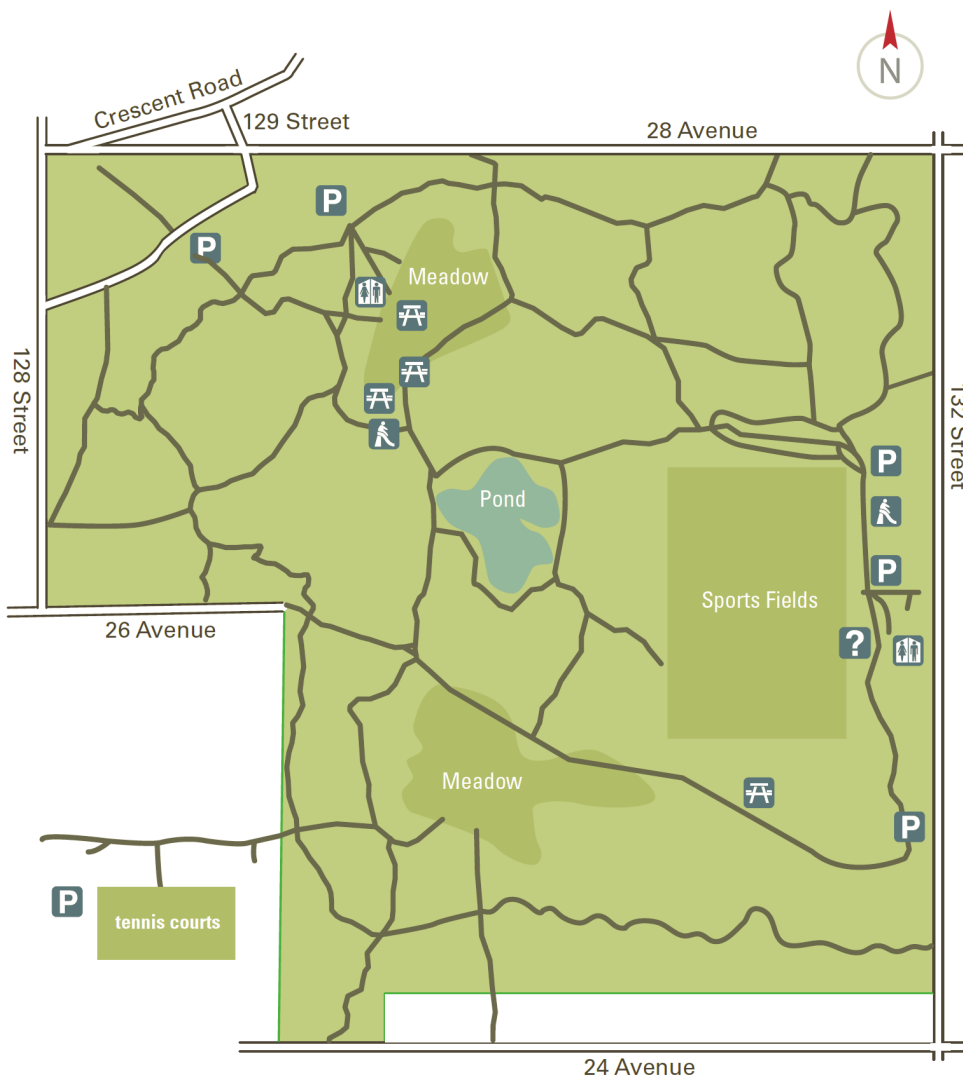
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks 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.

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.