

301 1725 128 STREET
"OCEAN PARK GARDENS"
OFFERED AT \$1,422,000











Presented by:
Beebe Cline - PREC

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



Active
R3104601
Board: F
Apartment/Condo

301 1725 128 STREET

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3V2

Residential Attached
\$1,422,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,422,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,636.88
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 018-730-949	Tax Inc. Utilities?: No
View: Yes : West Ocean View- Sunsets		Tour: Virtual Tour URL
Complex / Subdiv: Ocean Park Gardens		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete, Frame - Metal, Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **2 Blks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Small Fridge & Freezer in Laundry Room**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 13 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1367 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, Green House, In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Workshop Detached**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Windows - Thermo**

Finished Floor (Main):	1,859
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,859 sq. ft.
Unfinished Floor:	0
Grand Total:	1,859 sq. ft.

Units in Development:
Exposure: **East**
Mgmt. Co's Name: **Fraser Campbell**
Mgmt. Co's #: **604-585-3276**
Maint Fee: **\$922.09**
Council/Park Apprv?: **No**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **55+** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **Minimum 90 Days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	12'11 x 12'10				1	Main	4	No
Main	Kitchen	21'7 x 9'9				2	Main	4	Yes
Main	Dining Room	14'3 x 13'0				3			No
Main	Living Room	16'0 x 14'3				4			No
Main	Bedroom	14'1 x 11'11				5			No
Main	Primary Bedroom	14'1 x 13'6				6			No
Main	Bedroom	14'10 x 11'9				7			No
Main	Laundry	9'11 x 7'6				8			No

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

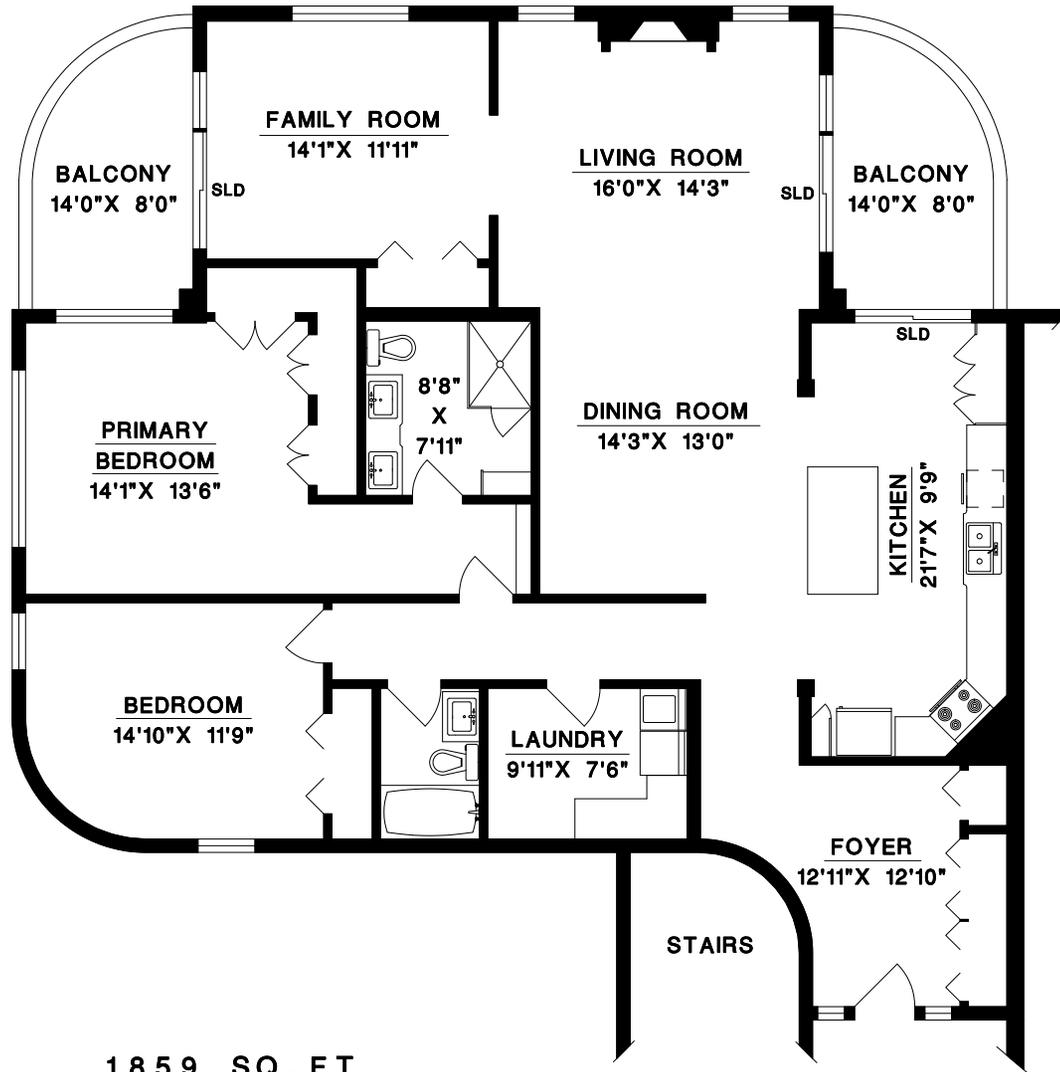
1,859 SF 3 bdrm, a luxurious ocean view located in the Southwest Corner at "Ocean Park Gardens". Renovation 2012 by Bob Neufeldt, engineered steel beam added, opening kitchen. New kitchen cabinets, island, fixtures, granite surfaces & ceramic tile. Enlarged walk-in shower in primary. New hardwood flooring & carpeting in bdrms. Radiant heating throughout, natural gas fireplace, California Shutters on all windows & doors. Two balconies. Resort living: Park-like 2+ acres of landscaped grounds, nature pond, greenhouse, courtyard & fountains. Fourth floor: community room w/ massive ocean view balcony, library, workshop & exercise room. 1/2 blk to Ocean Park Village-shops, services, restaurants & transit. Close to the ocean access. New roof (2025). 55+, 2 pets ok. 2 parking and 1 locker.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

BEEBE CLINE

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

#301 - 1725 128TH STREET,
SURREY, B.C.



MAIN FLOOR 1859 SQ. FT.
FINISHED AREA 1859 SQ. FT.

BALCONIES 222 SQ. FT.

*Area measurements taken to center of all walls.



DRAWN BY: CN
DATE: MARCH 2020
REVISED:

Strata Property Act
FORM B INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 1367 certify that the information contained in this certificate with respect to Strata Lot 13 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$922.09**
- b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act) **NIL**
- c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 no (to the best of our knowledge) yes, see attached
Note: Any approved or unapproved prior alterations are the responsibility of the owner.
(Since records may be unavailable or incomplete, purchaser should check Bylaws and Rules and documents that are registered at Land Title Office and request the seller to disclose any applicable agreements.)
- d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved **NIL**
- e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **NIL**
- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$153,951**
(as at February 28, 2026)
- g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes
- h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes
- h.1) Are there any winding-up resolutions that have been passed?
 no yes
- i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 no yes
- j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?
 no yes
- k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 no yes
- l) *Repealed. (B.C. Reg. 6/2023, s. 6 (a).)*

m) Are there any parking stall(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available.

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) _____ is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate lot(s) or parts of a strata lot _____ (strata lot number(s), if known, for each parking stall that is a separate lot or part of a separate lot)
 Parking stall(s) number(s) 49 & 50 are limited common property
 Parking stall(s) number(s) _____ is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) _____ is/are allocated with strata council approval*
 Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*.
 Parking stall(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

n) Are there any storage locker(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No storage locker is available
 No storage locker(s) is allocated to the strata lot but storage locker(s) within common property might be available.

ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate lot(s) or parts of a strata lot _____ (strata lot numbers, if known, for each storage locker that is a separate lot or part of a separate lot)
 Storage locker number 14 is limited common property
 Storage locker(s) number(s) _____ is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) _____ is/are allocated with strata council approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*.
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

o) a summary of the strata corporation's insurance coverage

(Provide a summary of the insurance coverage on a separate sheet or sheets.)

p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:

Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

no yes [attach copy of all electrical planning reports]

Required Attachments: In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- the rules of the strata corporation;
 the current budget of the strata corporation;
 the most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: March 19, 2026



Per: Stephen Burchell-Davies, Strata Manager
Strata Plan LMS 1367

1367
6



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

COPY

FINAL BUILDING APPROVAL

Date: Oct 14, 2016 12:40

Address: 1725 128 St Unit 301
Unit 301
Legal Description: LT 13 SE SC 18 T1 PLLMS1367 Part SE1/4.
Permit Number: 12-040018-000-00
Permit Type: Residential C-C-Apartment-Renovation

Page 1 of 1

Kevin Aney 604-591-4102

November 27, 2012

Bob & Jean McKay
#301 - 1725 128th Street
Surrey, BC
V4A 3V2

Dear Mr. & Mrs. McKay,

Re: LMS 1367 – Ocean Park Gardens

We are writing on behalf of the Council, Strata Plan LMS 1367, Ocean Park Gardens to acknowledge receipt of your Request for Alteration Approval Form dated November 12th, 2012. Your request was reviewed by council and approved at the November 21st, 2012 meeting.

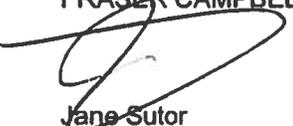
We respectfully request that you adhere to the Bylaws of the Strata Corporation and the Strata Property Act with regards to all aspects of altering your strata lot. In addition to the provisions set out in the Request for Alteration Approval, all work performed within your strata lot shall be done so by licensed and bonded trades people and you will be responsible for obtaining any necessary permits from the City of Surrey.

Please complete the attached Assumption of Responsibility Agreement and forward a cheque in the amount of \$500 for the refundable damage deposit prior to commencing any work. Please advise when the alterations have been completed in order to obtain approval for return of the damage deposit.

Should you require any additional information or assistance with this matter do not hesitate to contact the undersigned.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.



Jane Sutor
Property Manager
Per the Owners
Strata Plan LMS 1367

Encl.

OCEAN PARK GARDENS

"Request for Alteration Approval" to a Strata Lot

1. Project Location - Suite #: 301 Owner: _____
Alterations Proposed: REMOVE EXISTING WALL BETWEEN KITCHEN & DINING, NEW KITCHEN CABINETS, NEW CERAMIC TILE IN ENSUITE, ENLARGE EXISTING SHOWER, NEW HARDWOOD CARPET THROUGHOUT
(If more room is needed, please enter details on the back of this sheet)
Project Start Date: DEC 1/2012 Expected Completion: MARCH 1/2013
2. Contractor Name: NEURO DEVELOPMENTS LTD.
Business Address: #209-1725-128th ST. SURREY B.C.
Main Contact: BOB NEUFELDT
Contact Tel. No.: Office 604-240-0046 Cell _____

The Strata Council advises that you should ensure your contractor has WorkSafe BC and liability insurance.

Before any alterations are initiated, approval must be obtained in writing from Strata Council. When approval is obtained and before the alterations begin, a cheque made payable to Strata LMS 1367 in the amount of \$500.00, which is a refundable damage deposit, must be delivered to the treasurer of the Strata Council. This cheque will be returned provided no damage to common property or need to do extra cleaning or clean up as a result of the alteration, has occurred.

- a) You will be responsible for any damage to the interior of the corridors and the common space for this project. You or your tradesmen will clean up all of your debris and contain it within the suite until such time as you can remove it from the building site.
- b) You or your tradesmen will not use the Strata's garbage containers for construction debris.
- c) You or your tradesmen will not store any materials outside of the suite or on any other common property.
- d) During the alterations, tradesmen will not block off the elevator for any length of time other than to load materials and tools in or out. The elevator should be allowed to run freely as some residents depend on it to access their suites in the building.
- e) You or your tradesmen will respect the working hours of 8:30 AM to 5:30 PM for all work that causes noise and 8:00 PM for non-invasive work such as painting. No loud music will be tolerated.

Signed: _____ Date: Nov. 12/2012
ON BEHALF OF BOB NEUFELDT

Approved: _____ Date: Nov. 26/12
per the council LMS 1367

Approved: _____ Date: _____
Strata Council

**STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)
STATEMENT OF FUND BALANCES
February 28, 2026
(UNAUDITED-SEE NOTICE TO READER)**

OPERATING FUND

OPERATING FUND SURPLUS (DEFICIT) - OPENING BALANCE	\$58,107.11
TRANSFERS TO (FROM) OPERATING FUND	(\$27,165.48)
EXCESS OF RECEIPTS OVER EXPENDITURES FOR PERIOD	\$33,127.45
OPERATING FUND SURPLUS (DEFICIT) - ENDING BALANCE	<u>\$64,069.08</u>

CONTINGENCY RESERVE FUND

CONTINGENCY RESERVE FUND-O/B	\$102,146.61
CRF CURRENT APPROPRIATIONS	\$44,229.00
CRF INTEREST INCOME	\$1,800.82
BC HYDRO REBATE	\$0.00
CRF EXPENDITURES	(\$15,813.32)
TRSF TO/FROM CRF	\$21,588.00
CONTINGENCY RESERVE FUND - ENDING BALANCE	<u>\$153,951.11</u>

ROOF FUND

ROOF FUND - OPEN. BALANCE	\$88,449.19
SPECIAL LEVY	\$0.00
INTEREST	\$1,307.41
EXPENDITURES	\$0.00
TRANSFER FROM CRF	\$0.00
ROOF FUND - ENDING BALANCE	<u>\$89,756.60</u>

**STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)
BALANCE SHEET
February 28, 2026
(UNAUDITED-SEE NOTICE TO READER)**

ASSETS

CURRENT:

ENVISION CREDIT UNION	\$20,508.58
ENVISION CREDIT UNION-CRF	\$153,951.11
ENVISION CREDIT UNION-LEVY	\$88,918.80
ENVISION CREDIT UNION-HOLDBACK	\$8,843.29
PROSPERA CREDIT UNION-CRF	\$0.00
PETTY CASH	\$0.00
BANK PREVIOUS MANAGEMENT	\$0.00
STRATA FEES/LEVIES RECEIVABLE	\$0.00
DUE FROM OPERATING FUND	\$0.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$49,322.50
CAPITAL ASSETS	\$0.00
RESERVE FOR LOAN PAYABLE	\$0.00
	<u>\$321,544.28</u>

LIABILITIES AND FUND BALANCES

CURRENT:

ACCOUNTS PAYABLE	\$0.00
HOLDBACK PAYABLE	\$8,005.49
ACCOUNTS PAYABLE-CRF	\$0.00
DUE TO CRF	\$0.00
DEPOSITS	\$5,762.00
TOTAL CURRENT LIABILITIES	<u>\$13,767.49</u>

FUND BALANCES:

OPERATING FUND - PER STATEMENT	\$64,069.08
CONTINGENCY RESERVE FUND - PER STATEMENT	\$153,951.11
ROOF FUND - PER STATEMENT	\$89,756.60
TOTAL FUND BALANCES	<u>\$307,776.79</u>
	<u>\$321,544.28</u>

STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)

STATEMENT OF RECEIPTS AND EXPENDITURES

6 PERIODS ENDED February 28, 2026

(UNAUDITED-SEE NOTICE TO READER)

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
RECEIPTS:						
STRATA FEES	\$27,610.59	\$27,610.58	\$165,663.54	\$165,663.48	\$331,327.00	\$165,663.46
INTEREST INCOME	\$61.76	\$150.00	\$912.02	\$900.00	\$1,800.00	\$887.98
MOVING FEES	\$0.00	\$33.33	\$400.00	\$199.98	\$400.00	\$0.00
RENTAL INCOME	\$63.79	\$41.67	\$75.00	\$250.02	\$500.00	\$425.00
SURPLUS FORWARD	\$929.58	\$929.58	\$5,577.48	\$5,577.48	\$11,155.00	\$5,577.52
	<u>\$28,665.72</u>	<u>\$28,765.16</u>	<u>\$172,628.04</u>	<u>\$172,590.96</u>	<u>\$345,182.00</u>	<u>\$172,553.96</u>
EXPENDITURES:						
ADMINISTRATION						
MANAGEMENT FEES	\$1,487.85	\$1,487.83	\$8,927.10	\$8,926.98	\$17,854.00	\$8,926.90
INSURANCE/APPRaisal	\$4,932.25	\$5,687.50	\$30,188.86	\$34,125.00	\$68,250.00	\$38,061.14
CONSULTING SERVICES	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
LEGAL FEES	\$0.00	\$166.67	\$0.00	\$1,000.02	\$2,000.00	\$2,000.00
MISCELLANEOUS	\$114.11	\$350.00	\$2,491.37	\$2,100.00	\$4,200.00	\$1,708.63
	<u>\$6,534.21</u>	<u>\$7,733.67</u>	<u>\$41,607.33</u>	<u>\$46,402.02</u>	<u>\$92,804.00</u>	<u>\$51,196.67</u>
UTILITIES						
GAS	\$3,845.60	\$3,583.33	\$12,131.02	\$21,499.98	\$43,000.00	\$30,868.98
ELECTRICITY	\$2,670.13	\$1,333.33	\$6,077.10	\$7,999.98	\$16,000.00	\$9,922.90
WATER	\$4,278.23	\$1,000.00	(\$1,655.83)	\$6,000.00	\$12,000.00	\$13,655.83
GARBAGE REMOVAL	\$240.05	\$200.00	\$1,352.98	\$1,200.00	\$2,400.00	\$1,047.02
	<u>\$11,034.01</u>	<u>\$6,116.66</u>	<u>\$17,905.27</u>	<u>\$36,699.96</u>	<u>\$73,400.00</u>	<u>\$55,494.73</u>
PROPERTY AND BUILDINGS						
ELEVATOR	\$407.40	\$333.33	\$2,586.15	\$1,999.98	\$4,000.00	\$1,413.85
CLEANING CONTRACT	\$527.03	\$541.67	\$3,162.18	\$3,250.02	\$6,500.00	\$3,337.82
LANDSCAPING-VISTA	\$0.00	\$2,916.67	\$13,813.80	\$17,500.02	\$35,000.00	\$21,186.20
GARDENING IMPROVEMENTS	\$37.12	\$125.00	\$56.15	\$750.00	\$1,500.00	\$1,443.85
GARDENER	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
TREE TRIMMING	\$0.00	\$166.67	\$0.00	\$1,000.02	\$2,000.00	\$2,000.00
REPAIRS AND MAINTENANCE	\$294.57	\$1,335.00	\$7,776.45	\$8,010.00	\$16,020.00	\$8,243.55
WINDOW CLEANING	\$0.00	\$291.67	\$0.00	\$1,750.02	\$3,500.00	\$3,500.00
ROOF MAINTENANCE	\$0.00	\$291.67	\$0.00	\$1,750.02	\$3,500.00	\$3,500.00
HANDYMAN	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
POND MAINTENANCE	\$0.00	\$41.67	\$198.30	\$250.02	\$500.00	\$301.70
IRRIGATION	\$0.00	\$208.33	\$367.50	\$1,249.98	\$2,500.00	\$2,132.50
WINDOW/DOOR REPAIRS	\$0.00	\$333.33	\$0.00	\$1,999.98	\$4,000.00	\$4,000.00
EQUIPMENT MAINTENANCE	\$1,697.59	\$666.67	\$7,798.46	\$4,000.02	\$8,000.00	\$201.54
SPRINKLER HEADS (FIRE)	\$0.00	\$208.33	\$0.00	\$1,249.98	\$2,500.00	\$2,500.00
	<u>\$2,963.71</u>	<u>\$7,543.35</u>	<u>\$35,758.99</u>	<u>\$45,260.10</u>	<u>\$90,520.00</u>	<u>\$54,761.01</u>
SUB-TOTAL	<u>\$20,531.93</u>	<u>\$21,393.68</u>	<u>\$95,271.59</u>	<u>\$128,362.08</u>	<u>\$256,724.00</u>	<u>\$161,452.41</u>
	\$8,133.79	\$7,371.48	\$77,356.45	\$44,228.88	\$88,458.00	\$11,101.55
TRANSFER TO CONTINGENCY FUND	(\$7,371.50)	(\$7,371.50)	(\$44,229.00)	(\$44,229.00)	(\$88,458.00)	(\$44,229.00)
EXCESS (DEFICIENCY) FOR PERIOD	<u>\$762.29</u>	<u>(\$0.02)</u>	<u>\$33,127.45</u>	<u>(\$0.12)</u>	<u>\$0.00</u>	<u>(\$33,127.45)</u>

STRATA CORPORATION INSURANCE PACKAGE
December 31, 2025-December 31, 2026

Insured: **The Owners Strata Plan LMS 1367**

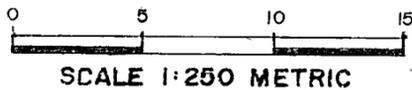
<u>Coverage Description</u>	<u>Deductible</u>	<u>Limit / Aggregate</u>
I <u>Property Coverage: Building</u>		\$22,182,100
“Broad Form” of Direct Physical Loss or Damage	\$10,000	Included
Earthquake Endorsement;	15% (\$100,000 min)	Included
Sewer Backup and Water Damage Endorsement;	\$25,000	Included
Flood Endorsement	\$25,000	Included
Equipment Breakdown Coverage	\$5,000	Included
 <u>Co-Insurance:</u> Stated Value		Included
 <u>Basis of Settlement:</u> Replacement Cost Coverage		Included
 <u>Extensions of Coverage:</u>		
Building By-Laws Included	Accounts Receivable \$100,000	
\$25,000 Property in Transit	Valuable Papers \$100,000	
Protection of Property – Up To 30 Days	Brands & Labels \$100,000	
\$25,000 Personal Effects - \$2,500 Per Person/Per Policy Year	\$10,000 Master Key Coverage	
Property off Premises - \$25,000	Debris Removal 25%/\$50,000	
Condominium Unit Loss Assessment - \$10,000	Removal of Windstorm Debris \$50,000	
\$10,000 Growing Plants, Lawns, Trees, Shrubs and Flowers/ Per Occurrence	\$10,000 Rewards	
\$50,000 Fire Department Service Charges	\$25,000 Outdoor Property	
Top-Up Extension - \$50,000 Aggregate	\$5,000 Furs, Fur Garment, Jewels & Jewelry	
\$25,000 Fine Arts	\$50,000 Pollutant Cleanup & Removal	
10% of Loss up to \$100,000 - Professional Fees	\$25,000 Installation Floater	
EDP Equipment, Data & Media Breakdown - \$50,000	\$2,500/\$25,000 Personal Effects	
\$25,000 Fire Suppression System Recharge Exp.	\$50,000 Roadways, Walkways, Parking Lots	
\$50,000 Consequential Loss (On and Off Premises)		
\$1,000,000 Newly Acquired or Constructed Building – 90 Days Reporting		
Product Recall Expense – \$25,000		
 \$500,000 - Newly Acquired Business Personal Property- 90 days		
\$10,000 Building Damage by Theft		
 II <u>Commercial General Liability:</u>		\$5,000,000 per occurrence
Bodily Injury/Property Damage/Personal & Advertising Injury	\$1,000	\$5,000,000
Non-owned Automobile Liability- SPF no 6	\$1,000	Included
Tenants Legal Liability – Broad Form	\$1,000	\$500,000
 III <u>Crime:</u>	\$1,000	\$10,000
 <u>Coverage:</u> Employee Dishonesty, Money & Securities, Forgery of Alteration, Money Orders & Counterfeit Paper Currency, Credit Card Forgery, Computer Fraud & Funds Transfer Fraud		
 IV <u>Directors & Officers Liability for Condo Corp:</u>	n/a	\$2,000,000 –Aggregate
 V <u>Legal Expense:</u>	n/a	\$200,000-Limit of Indemnity Per Claim \$1,000,000-Aggregate Limit Per Annual Period
 <u>Coverage:</u> Legal Defense, Contract Disputes & Debt Recovery, Property Protection, Bodily Injury, Condominium Corporation/Strata Council & Owner Disputes, Legal Helpline		
 VI <u>Accidental Death & Dismemberment:</u>	n/a	\$250,000-Principal Sum

CONFIDENTIALITY: We respectfully request that all details contained within this summary not be provided to any other broker participating in the quoting process.

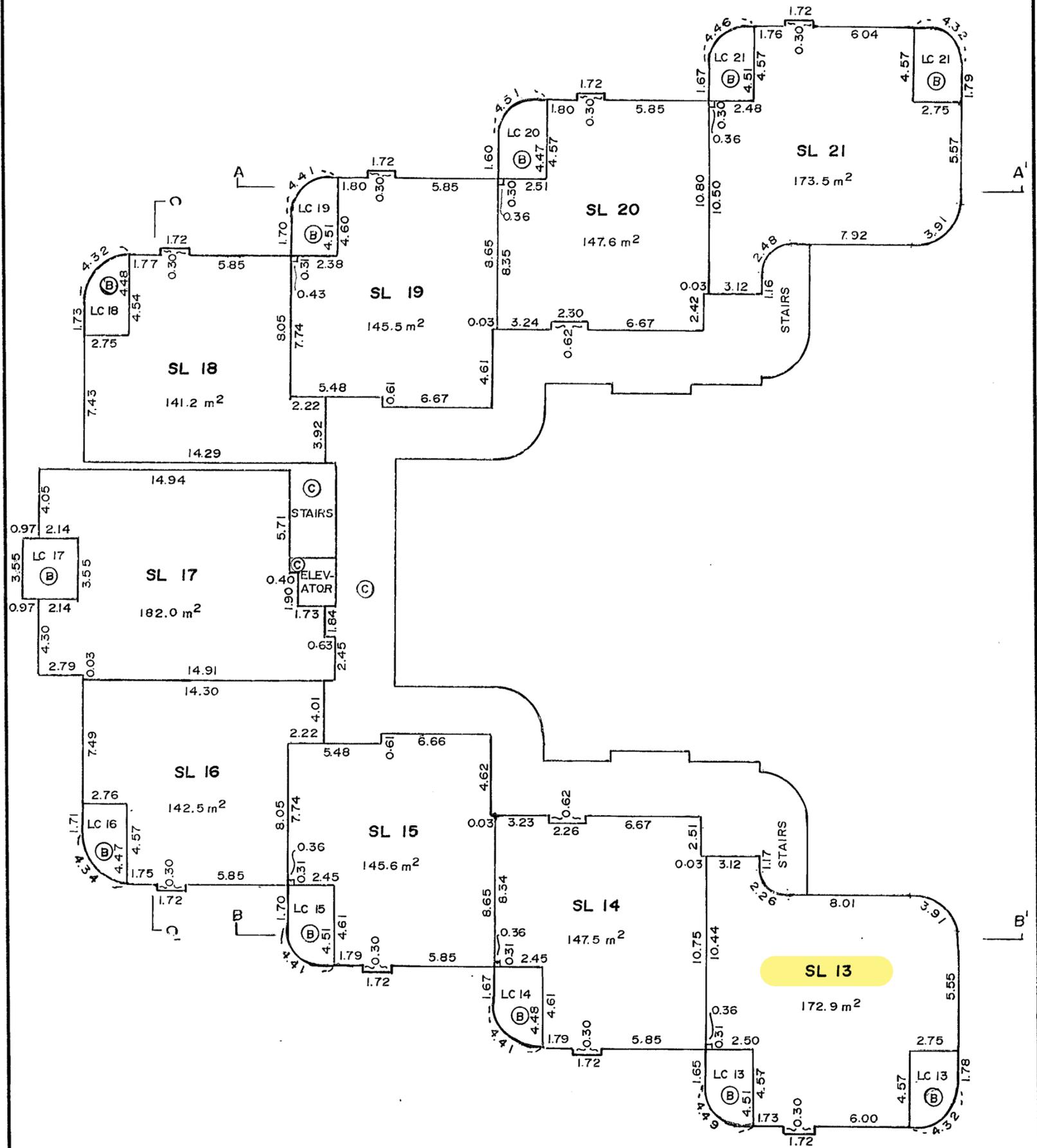
All coverage subject to standard Policy Conditions and Exclusions

STRATA PLAN LMS 1367

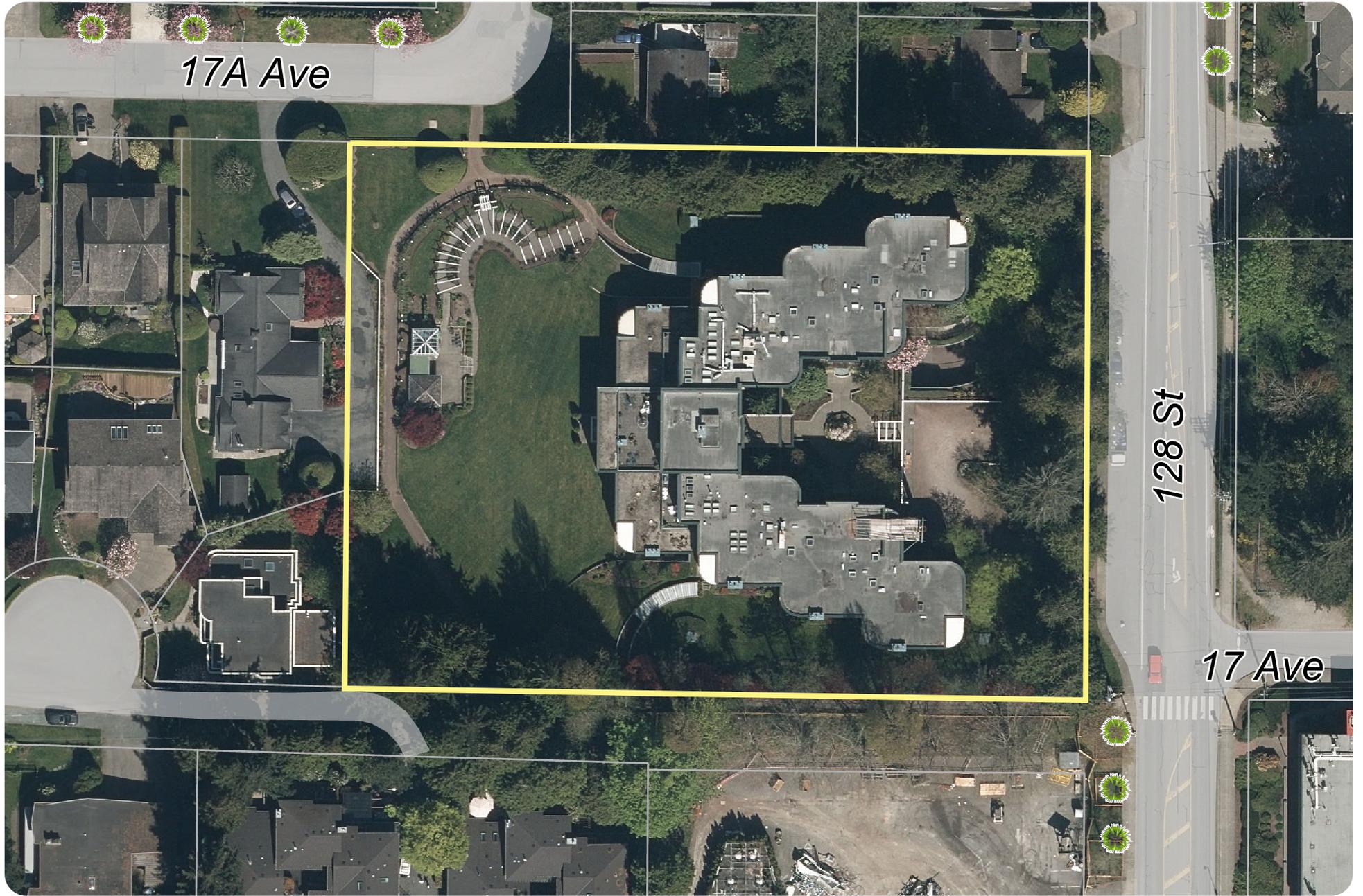
FLOOR PLANS



LEVEL 3



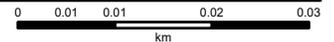
FEB. 25, 1994
FILE NO. 1391



1725 128 Street

Scale: 1:775

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: 2026-02-22



1725 128 St

Surrey, BC

SCHOOLS

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



Nearby Schools

École Ocean Cliff Elementary

Designated Catchment School
Grades K to 7
12550 20 Ave

École Elgin Park Secondary

Designated Catchment School
Grades 8 to 12
13484 24 Ave

LookDeeper

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

McLeod Road Traditional Elementary

Grades K to 7
6325 142 St

Other Local Schools

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

PARKS & REC

This home is located in park heaven, with 3 parks and 10 recreation facilities within a 20 minute walk from this address.



Fun Fun Park

1472 - 128 Street



6 mins

Laronde Park

1806 - 130 Street



7 mins

1001 Steps

12500 Block of 15A Avenue



7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 2 Sports Fields
- 2 Basketball Courts
- 1 Beach
- 1 Ball Diamond
- 2 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

Southbound 128 St at 18 Ave

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 5km.

Fraser Health - Peace Arch Hospital

15521 Russell Ave

Fire Station

2610 128 St

Police Station

1815 152 St

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.