



14098 20 AVENUE











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



Active **14098 20 AVENUE** Residential Detached
R3094838 South Surrey White Rock **\$1,200,000 (LP)**
 Board: F Sunnyside Park Surrey (SP)
 House/Single Family V4A 8P8



Sold Date: If new, GST/HST inc?: Original Price: **\$1,200,000**
 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** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Wood** Driveway Finish: **Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **2 Blks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Partly** Reno. Year: **2022** Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Metered Water: **Yes**
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Fixtures Rmvd: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Softwood, Tile**
 Type of Roof: **Asphalt**

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	
Finished Floor (Total):	1,621 sq. ft.	Main	Mud Room	5'6 x 11'3			x	
Unfinished Floor:	0	Main	Primary Bedroom	13' x 11'11			x	
Grand Total:	1,621 sq. ft.	Main	Bedroom	11'11 x 9'11			x	
							x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
							x	
Suite: None							x	
Basement: Crawl							x	

Crawl/Bsmt. Height: **4'0** # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **7** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

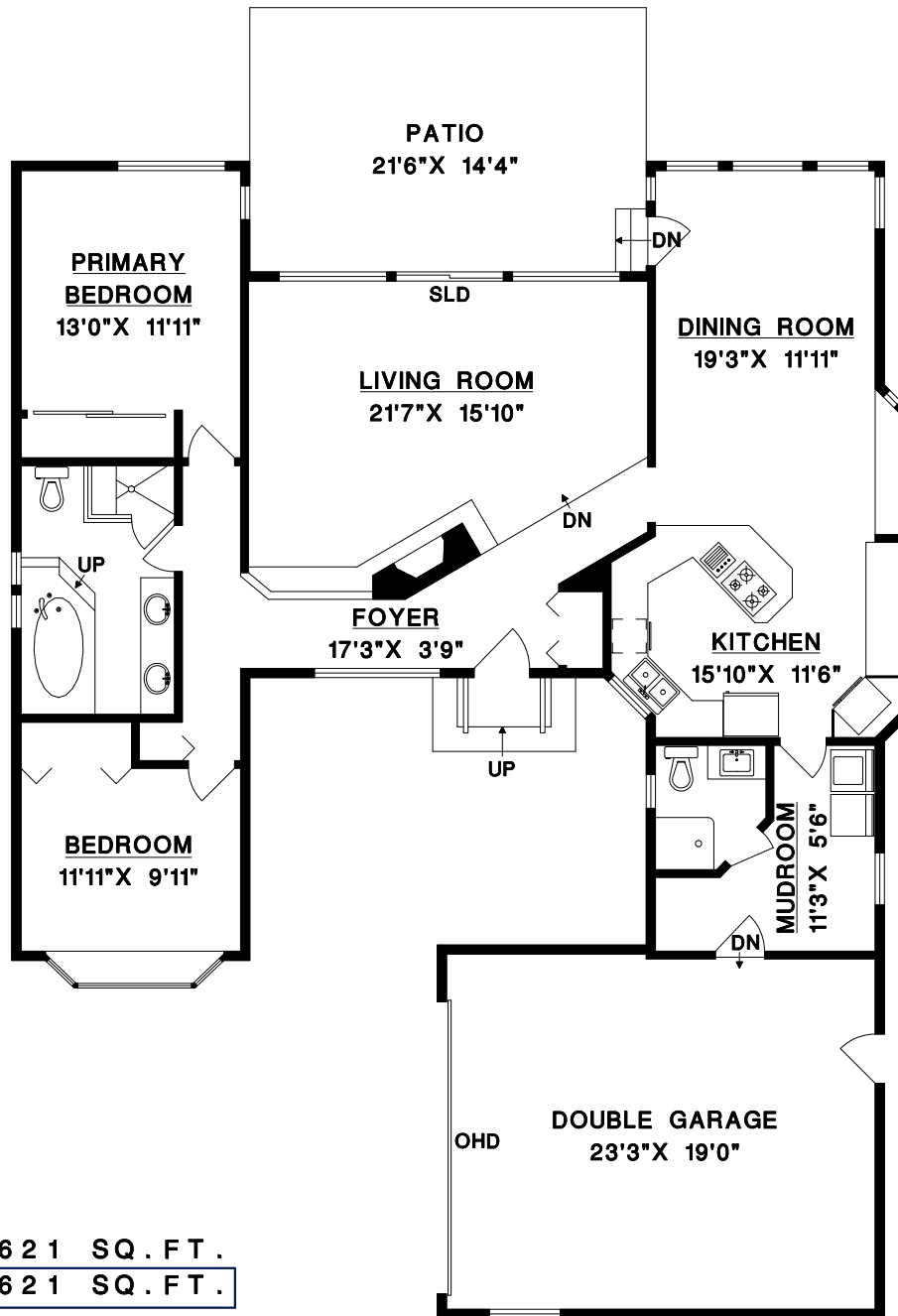
Note: Virtual Staging Utilized

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.

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 Real Estate Board of Greater Vancouver Board ("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



MAIN FLOOR	1621	SQ. FT.
FINISHED AREA	1621	SQ. FT.

GARAGE	481	SQ. FT.
PATIO	308	SQ. FT.



DRAWN BY: CN
 DATE: AUGUST 2023
 REVISED:

14098 20 AVENUE - UTILITY COSTS

PROPERTY COST		
List Price	\$ 1,729,000.00	
REVENUE		
	Monthly	Yearly
Current Tenancy	\$3,000.00	\$36,000.00
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

**Current Tenancy: Month-to-Month



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,

D. Magnusson
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. F40512 DATE APPROVED APRIL 26/85

1) TO BE FILLED IN BY APPLICANT

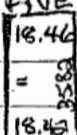
INTENDED USE(S) OF CONSTRUCTION SINGLE FAMILY Dwelling
 OTHER EXISTING BUILDINGS ON SAME LOT _____ YES/NO X NUMBER _____ BEING USED FOR _____
 OWNER _____ HOME PHONE: _____
 ADDRESS _____ BUSINESS PHONE: _____
 BUILDER _____ HOME PHONE: _____
 ADDRESS _____ BUSINESS PHONE: _____
 DESIGNER _____ HOME 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 RF(R)
 LEGAL DESCRIPTION Lot 622 SE 1/4 Sec 16 T01 R1 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 <input checked="" type="radio"/> YES <input type="radio"/> NO	SANITARY SEWER <input checked="" type="radio"/> YES <input type="radio"/> NO	WATER CONNECTION (9-5970) <u>Nil</u>
LANE <input type="radio"/> YES <input checked="" type="radio"/> NO	STORM SEWER <input checked="" type="radio"/> YES <input type="radio"/> NO	WATER RATES (8-9631) <u>37.50</u>
OTHER (EXPLAIN IN REMARKS) <input checked="" type="radio"/> YES <input type="radio"/> NO	STORM CONN. <input checked="" type="radio"/> YES <input type="radio"/> NO	SEWER CONNECTION (5-7328) <u>Nil</u>
	EASEMENTS ROW <input checked="" type="radio"/> YES <input type="radio"/> NO	SEWER RATES (8-4630) <u>16.50</u>
	RETENTION <input type="radio"/> YES <input checked="" type="radio"/> NO	GARBAGE RATES (6-1524) <u>24.75</u>
	DETENTION <input type="radio"/> YES <input checked="" type="radio"/> NO	
	SERVICE AGRM. <input type="radio"/> YES <input checked="" type="radio"/> NO	
COMPLETED BY _____	COMPLETED BY _____	COMPLETED BY <u>AKH</u> <u>85-4-12</u>
ENGINEERING REMARKS <u>MHE = 91.35</u>		



4) PERMITS AND LICENSE OFFICE USE ONLY

FEE 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 KELLS 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 & 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 _____ CAPACITY OF APPLICANT _____
 APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THIS DOCUMENT

OFFICE COPY

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Bob or Manley

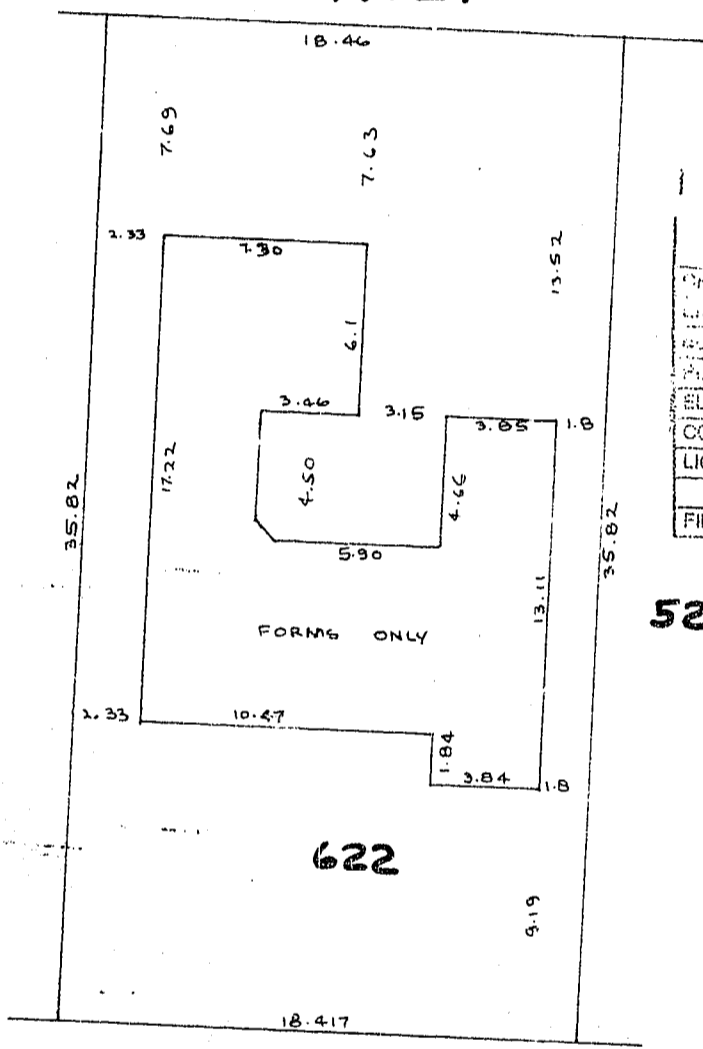
PLAN SHOWING LOCATION OF FORMS ON LOT 622
S.E. 1/4 SEC. 16 TP. 1 PLAN 67793 N.W.D.

1409B-20 Ave

Scale - 1:250



20 AVE.



RECEIVED

APR 30 1985

DEPT. OF PERMITS & LICENCES

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

621

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

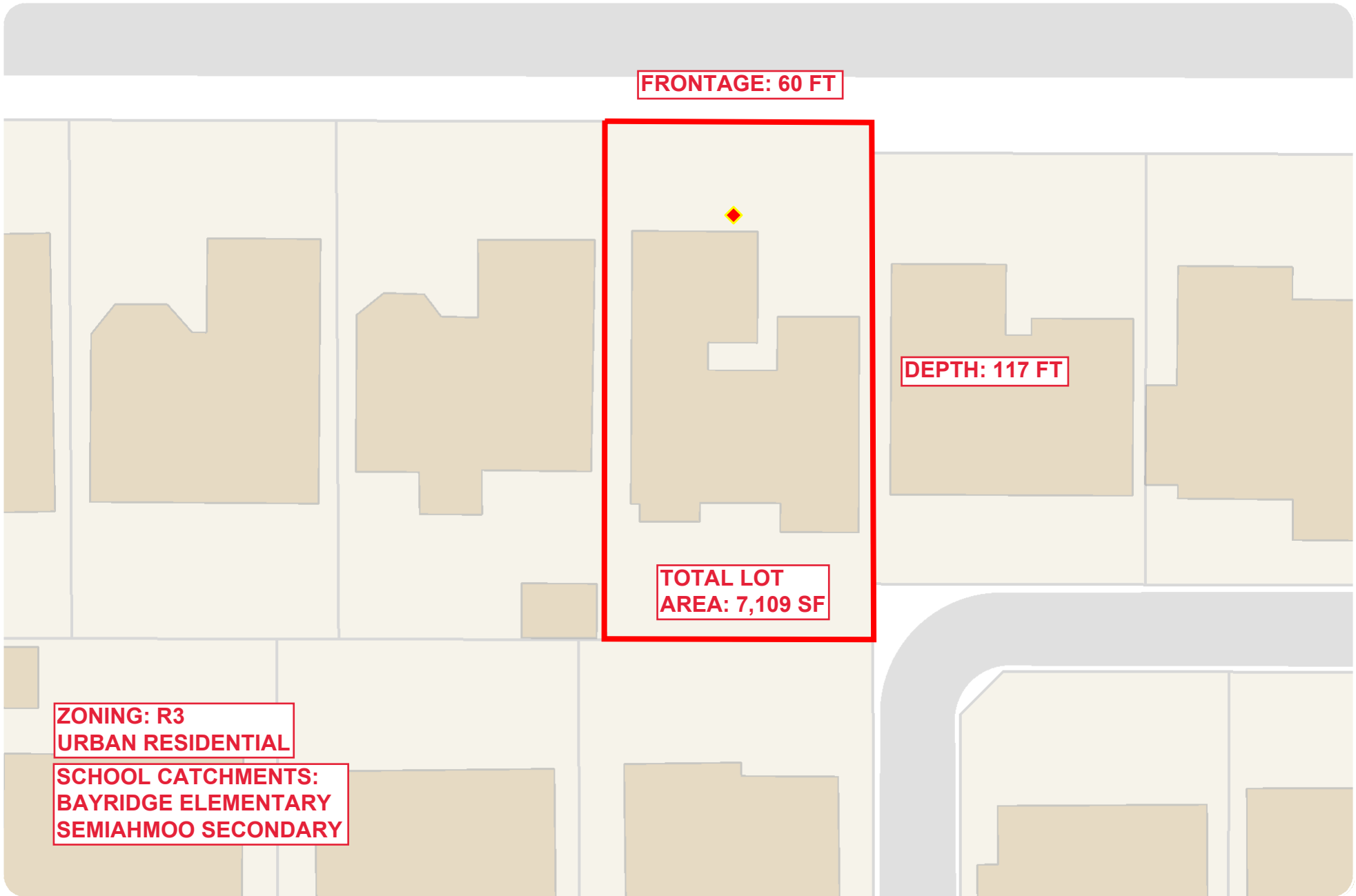
B. C. L. S.

Dated this 26 day of APRIL 1985

Your Ref. -

Our File - 4725-85

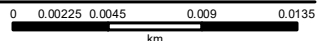
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14098 20 Avenue

Scale: 1:360

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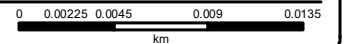
Map created on: 2023-07-29



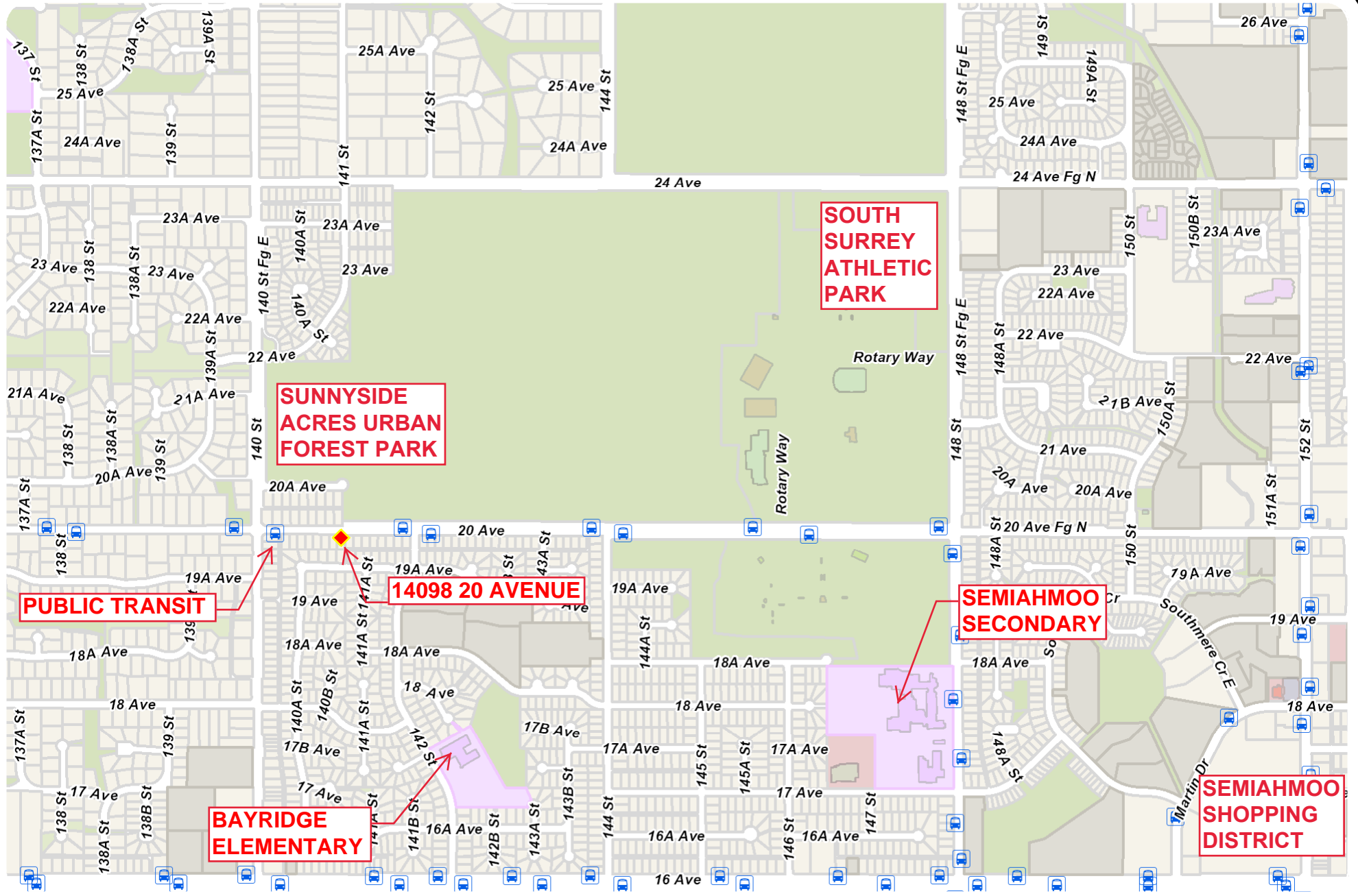
14098 20 Avenue

Scale: 1:360

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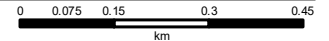


Map created on: 2023-07-29



14098 20 Avenue

Scale: 1:12,000



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS (FRASER INSTITUTE WEBSITE)

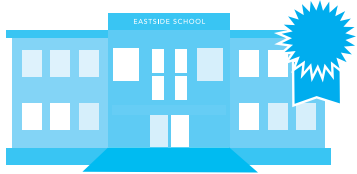
	Elementary Schools	Address	Rankings (Out of 951)	Overall Rating
1	Laronde Elementary	1880 Laronde Drive	169/951	7.5/10
2	Edgewood	16666 23 Avenue	193/951	7.3/10
3	Bayridge Elementary	1730 142 Street	215/951	7.2/10
4	Morgan Elementary	3366 156A Street	233/951	7.1/10
5	Chantrell Creek Elementary	2575 137 Street	260/951	6.9/10
6	Semiahmoo Trail Elementary	3040 145A Street	280/951	6.8/10
7	Rosemary Heights Elementary	15516 36 Avenue	323/951	6.6/10
8	H.T. Thrift Elementary	1739 148 Street	358/951	6.4/10
9	Crescent Park Elementary	2440 128 Street	403/951	6.2/10
10	Ray Shepherd Elementary	1650 136 Street	448/951	6.0/10
11	Peace Arch Elementary	15877 Roper Avenue	523/951	5.7/10
12	Sunnyside Elementary	15250 28 Avenue	630/951	5.3/10
13	Pacific Heights Elementary	17148 26 Avenue	630/951	5.3/10
14	Ocean Cliff Elementary	12550 20 Avenue	687/951	5.0/10
15	White Rock Elementary	1273 Fir Street	769/951	4.5/10
16	South Meridian Elementary	16244 13 Avenue	792/951	4.3/10
	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
	Independent Schools	Address	Rankings	Overall Rating
1	Southridge (Secondary)	2656 160 Street	1/252	10.0/10
2	Southridge (Elementary)	2656 160 Street	21/951	9.9/10
3	White Rock Christian	2265 152 Street	56/951	8.9/10
4	Star of the Sea	15024 24 Avenue	56/951	8.9/10



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 Sports Field |
| 1 Basketball Court | 1 Sports Court |
| 1 Ball Diamond | 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

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.