

**13482 16 AVENUE  
OFFERED AT \$1,121,000**











Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R3102865**

Board: F  
1/2 Duplex

**13482 16 AVENUE**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 1P5

Residential Attached

**\$1,121,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,121,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>45.00</b>	Bathrooms: <b>2</b>	Age: <b>41</b>
Frontage(metres): <b>13.72</b>	Full Baths: <b>2</b>	Zoning: <b>DUPLEX</b>
Depth / Size (ft.): <b>119'</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,374.50</b>
Sq. Footage: <b>5,005.00</b>	P.I.D.: <b>002-341-727</b>	For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Ocean Park Village Central Location</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single, Open, RV Parking Avail.**  
Dist. to Public Transit: **1/4 blk** Dist. to School Bus: **1 blk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 1 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Windows - Thermo**

Finished Floor (Main): <b>907</b>	Units in Development: <b>2</b>	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>778</b>	Exposure: <b>North</b>	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>self managed</b>	Mgmt. Co's #: <b>000-000-0000</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes:		
Finished Floor (Total): <b>1,685 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,685 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions, Pets Allowed, Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>No Restriction</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>2</b>	Short Term (<1yr)Rnt/Lse Alwd?:		
# of Kitchens: <b>1</b> # of Rooms: <b>8</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Family Room	29'2 x 12'0			x	1	Main	3	Yes
Below	Utility	4'0 x 6'0			x	2	Below	3	No
Below	Bedroom	10'7 x 9'3			x	3			No
Main	Kitchen	13'7 x 9'10			x	4			No
Main	Dining Room	12'0 x 9'11			x	5			No
Main	Living Room	12'0 x 9'5			x	6			No
Main	Bedroom	11'11 x 9'11			x	7			No
Main	Primary Bedroom	13'0 x 11'7			x	8			No

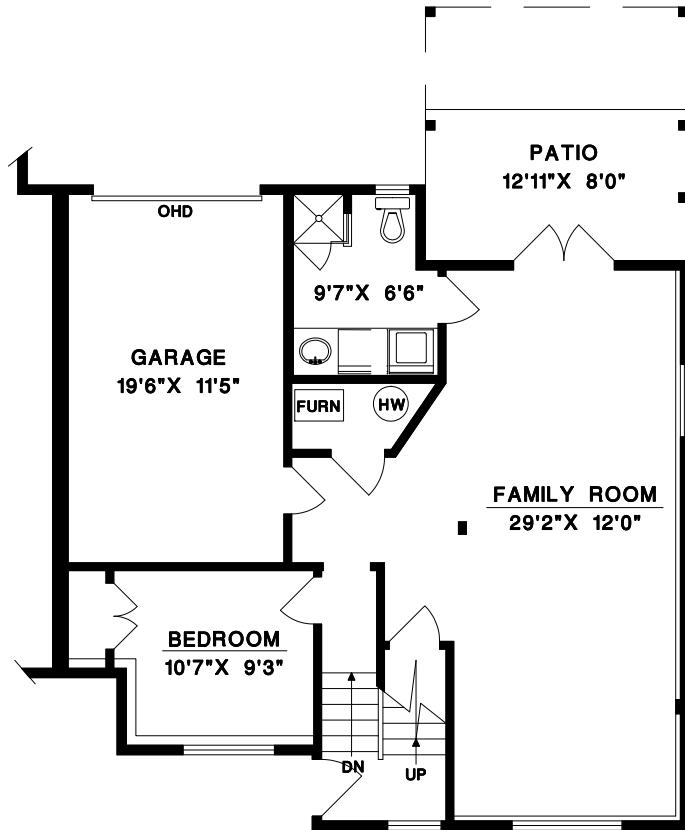
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Excellent location in the heart of Ocean Park Village. It's Move-in Ready! Recent professional renovation 2019 plus: ALL new windows, fence, gutters, w/dryer, dishwasher-ALL replaced 2022. Fresh bright open concept w/ modern esthetic. South facing 225 SF BBQ sundeck off kitchen at top floor level. Kitchen: Quartz island & eating area. Nat/Gas cooktop & venting. Private grassed landscaped yard, also walk-out patio at 111 SF. Duplex-there is NO shared living walls w/neighbor, only shared wall is at garage. Floor plan & brochure avail. Lane access to garage & parking. Great value 3 bedroom finished home in best school catchments. Ray Shepherd 1 block away at 136th, convenient transit 1/2 blk. Possible as revenue property as well**

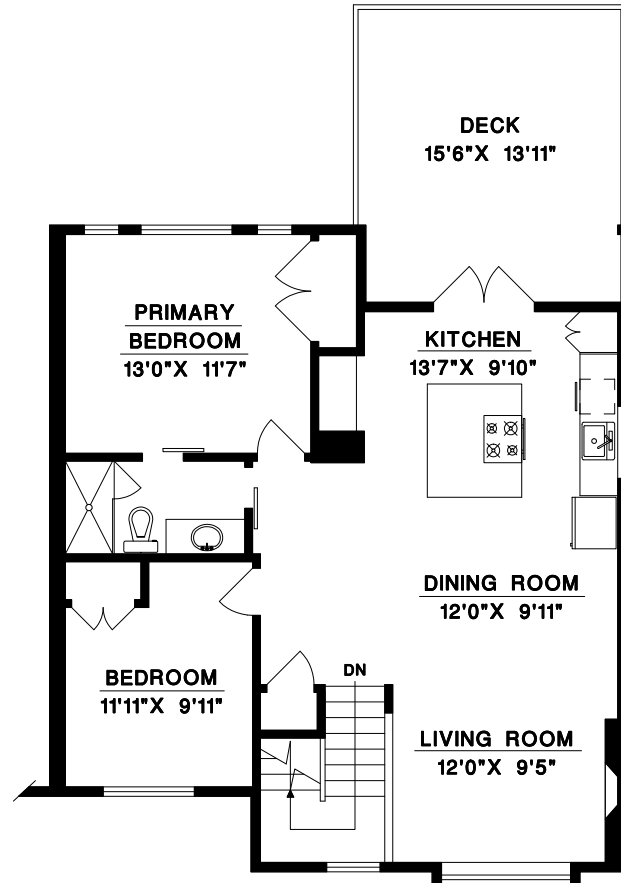
**BEEBE CLINE**

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

**13482 16TH AVENUE,  
 SURREY, B.C.**



**LOWER FLOOR**



**MAIN FLOOR**

MAIN FLOOR	907	SQ. FT.
LOWER FLOOR	778	SQ. FT.
<b>FINISHED AREA</b>	<b>1685</b>	<b>SQ. FT.</b>

GARAGE	237	SQ. FT.
BALCONY	225	SQ. FT.
PATIO	111	SQ. FT.



DRAWN BY: CN  
 DATE: MARCH 2026  
 REVISED:

**13482 16 AVENUE**

<b>PROPERTY COST</b>		
List Price	\$ 1,121,000.00	
<b>EXPENSES</b>		
	Monthly	Yearly
Property Taxes	\$364.54	\$4,374.50
Strata Insurance	\$141.54	\$1,698.50
Personal Home Insurance	\$112.33	\$1,348.00
Hydro	\$50.00	\$600.00
Gas	\$83.33	\$1,000.00
Water	\$100.00	\$737.70
<b>Total Expenses</b>	<b>\$851.75</b>	<b>\$9,758.70</b>

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

## **13482 16 AVENUE**

### **UPDATES**

- **Gutter Replacement – 2026**
- **Fencing – 2024 & 2025**
- **Windows (Replaced by Eurosell) – 2023**
  - **Exception of Small Kitchen Window Above Sink & Small Centre Window in Primary Bedroom (Replace in 2019 Reno)**
- **Appliances:**
  - **Dishwasher – 2025**
  - **Hood Fan – Added in 2020**
- **Fully Renovation – Prior to 2019 Including New:**
  - **Fridge**
  - **Oven**
  - **Stove**
  - **Dryer**



MUNICIPAL HALL, 14245 - 56th Avenue, SURREY, B.C. V3W 1J2

The DISTRICT  
of SURREY

Telephone 591-4220

PERMITS AND LICENSE DEPARTMENT

D. MAGNUSSON, P.Eng., Chief Inspector

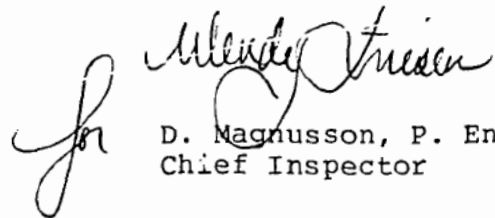
November 25, 1985

FILE: 13482/84-01600

RE: Final Occupancy Certificate for  
Two Family Dwelling Located at  
13482/84 - 16 Avenue  
Permit #39922  
Lot 1, NE  $\frac{1}{4}$ , Sec. 8, Tp. 1,  
Pl. 69886, NWD

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, P. Eng.,  
Chief Inspector

MW/wgf



PLEASE PRINT CLEARLY - APPLICATION/PERMIT

APPLICATION DATE July 26/85 PERMIT NO 39922 APPROVED BY MB
BLDG VALUE \$113,380 PERMIT FEE 747.72 RECEIPT NO F423682 DATE APPROVED Aug. 7/85

1) TO BE FILLED IN BY APPLICANT

INTENDED USE(S) OF CONSTRUCTION RESIDENTIAL - Duplex (TWO FAMILY DWELLING)
OTHER EXISTING BUILDINGS ON SAME LOT YES/NO [checked] NUMBER BEING USED FOR
OWNER ADDRESS 14710-16A AVE SURREY V4A 5M7
BUILDER JALEN PACIFIC DEV. CO.
DESIGNER

2) TO BE FILLED IN BY PLANNING DEPARTMENT

PROJECT ADDRESS 13782/13784-16 Ave (COMPLETED BY) [signature] MAP NO 131
LEGAL DESCRIPTION Lot 1 NE 1/4 Sec. 8 Tp 1 Plan 69886 ZONE R-F
NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT

Table with columns: LEGAL ACCESS FROM, OTHER REQUIREMENTS, RATES. Includes rows for Street, Lane, Other, Sanitary Sewer, Storm Sewer, Easement, Retention, Detention, Service Agrmt, Water Connection, Water Rates, Sewer Connection, Sewer Rates, Garbage Rates. Includes handwritten notes like 'Access off home' and a diagram showing a rectangular area with dimensions 35.125 and 26.000.

4) PERMITS AND LICENSE OFFICE USE ONLY

Table with columns: FEES PAYABLE, DEVELOPMENT COST CHARGE BREAKDOWN. Includes rows for Building, Sewer/Septic, Dev. Cost Chgs., Port Kells Levy, Levy Other, Engineering Fee, Total, Number of Units, Building Area, Site Area, Intended Use, Siting Front, Siting Sides, Siting Rear, Water, Art Roads, Drainage, Public Open Space, Non Art Roads, Total.

REMARKS - NOTATIONS
DRAINAGE CHECK [ ] ONE STOREY OVER UNFINISHED BASEMENT.
SEPTIC APPROVAL [ ] EXCEPT FOR BEDROOM & BATHROOM
TEST HOLE [ ] + SINGLE GARAGE UNDER AT REAR, EACH SIDE

SIGNATURE OF APPLICANT CAPACITY OF APPLICANT
APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THIS DOCUMENT

OFFICE COPY

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Policy Number	
Transaction Type	
Effective Date	June 19, 2025
Premium	\$48.00
Payment Type	

## Residential Policy Declarations

### NAMED INSURED AND MAILING ADDRESS

**Owners Of Strata Plan NWS 2328**  
 13482-13484 16 Ave.  
 Surrey, BC V4A 1P5

### INSURER

Gore Mutual Insurance Company  
 252 Dundas Street North (P.O. Box 70)  
 Cambridge, Ontario N1R 5T3

### BROKER

Schill Insurance Brokers Ltd.  
 15127 100 Ave., Unit 302  
 Surrey, BC  
 V3R 0N9  
 Phone: 604-585-4445

**This Policy contains a clause(s) that may limit the amount payable.**

Policy Period		
All times are local times at the Named Insured's primary address shown on this Certificate.	<b>Effective from:</b> June 19, 2025 at 12:01 (am)	<b>To:</b> June 19, 2026 at 12:01 (am)

Location 1	Deductible: \$1,000 unless otherwise specified	
<b>Your policy premium is based on the information you provided. Please review and contact yo</b>		
Address	13482-13484 16 Ave., Surrey, BC, V4A 1P5, CA	
Year Dwelling Built	1996	
Structure Type	Semi-Detached	
Construction	Frame (Wood)	
Number of Families	2	
Number of Units	2	
Heating System	Central Furnace - Gas	
Auxiliary Heating	None	
Roof Type and Roof Age	Unknown, 16 years	
Fire Protection	Fire Hydrant	

## Residential Policy Declarations

Schedule of Coverages - Location 1					
Form	Edition	Coverage Description	Deductible (\$)	Limit (\$)	Premium (\$)
5005	12/2022	<b>Strata Comprehensive</b>	1,000		
		<b>Section I - Property Coverages</b>			
		A - Dwelling		1,285,200	2,255
		B - Detached Private Structures		129,020	Included
		C - Strata Corporation Property		64,260	Included
		<b>Section II - Liability Coverages</b>			
		E - Premises Liability		2,000,000	Included
		F - Voluntary Medical Payments		6,000	Included
		G - Voluntary Property Damage		2,000	Included
		Directors & Officers Liability		25,000	Included
		<b>Additional Property Coverages</b>			
		Guaranteed Replacement Cost-Dwelling			Included
		Building By-Laws Coverage		30,000	Included
		Inflation Protection			Included
9912	03/2022	Water Escape Plus		Included	150
9301	06/2023	Earthquake Endorsement	15%(221,772)	Included	962
		A - Dwelling - Earthquake		1,285,200	Included
		B - Detached Private Structures - Earthquake		129,020	Included
		C - Unscheduled Personal Property - Earthquake		64,260	Included
		D - Additional Living Expenses - Earthquake			Included
9906	11/2021	Claims Free Discount Protector			30
<b>Total Premium (Location 1)</b>					<b>\$3,397.00</b>

# RELIANCE GLASS

## Commercial Glass Insurance

### POLICY NUMBER

#15-8456 129A Street, Surrey BC V3W1A2 CANADA PH: 604-599-8666 / 1-866-633-8580

COVERAGE SUMMARY - DECLARATIONS

#### BROKER

Schill Insurance Brokers Ltd.  
302 - 15127 100 Ave  
Surrey, BC, V3R0N9  
(604) 585 - 4445

#### INSURED AND MAILING ADDRESS

The Owners of Strata Plan NW2328,  
  
13482 - 13484 16 Avenue  
SURREY, BC, V4A1P5

#### TRANSACTION

Renewal Business

#### POLICY PERIOD

12:01 A.M. STANDARD TIME  
AT THE INSURED ADDRESS STATED HEREIN

#### EFFECTIVE DATE YYYY.MM.DD

FROM 2025.06.19

#### EXPIRY DATE YYYY.MM.DD

TO 2026.06.19

#### ACCEPTED ON

March 19, 2025 11:51 am

#### RISK LOCATION ADDRESS

()

#### AMOUNT OF INSURANCE

Maximum limit of \$10,000 per policy term

13482 - 13484 16 Avenue  
SURREY, BC, V4A1P5

#### DESCRIPTION

#### Producer Code:

Total living area (Sq. ft.)  
excluding basements

16+ Windows

Commercial glass claim in  
the past 3 years

No

Commercial property type

Strata

Window type

Commercial Double

**PREMIUM** \$70.00

**DEDUCTIBLE**

\$25.00

Minimum retained premium

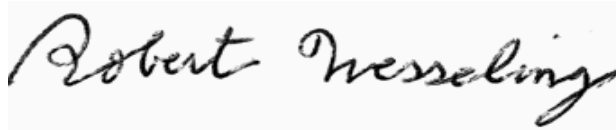
70.00

**Annual Premium**

\$70.00

All glass claims must be reported within 30 days from date-of-loss.

Please contact Reliance 24-hour service at 604-599-8666 / 1-866-633-8580



President

**This policy contains a clause which may limit the amount payable**

Reliance Glass #15-8456 129A Street, Surrey BC V3W1A2 CANADA

This policy is underwritten by



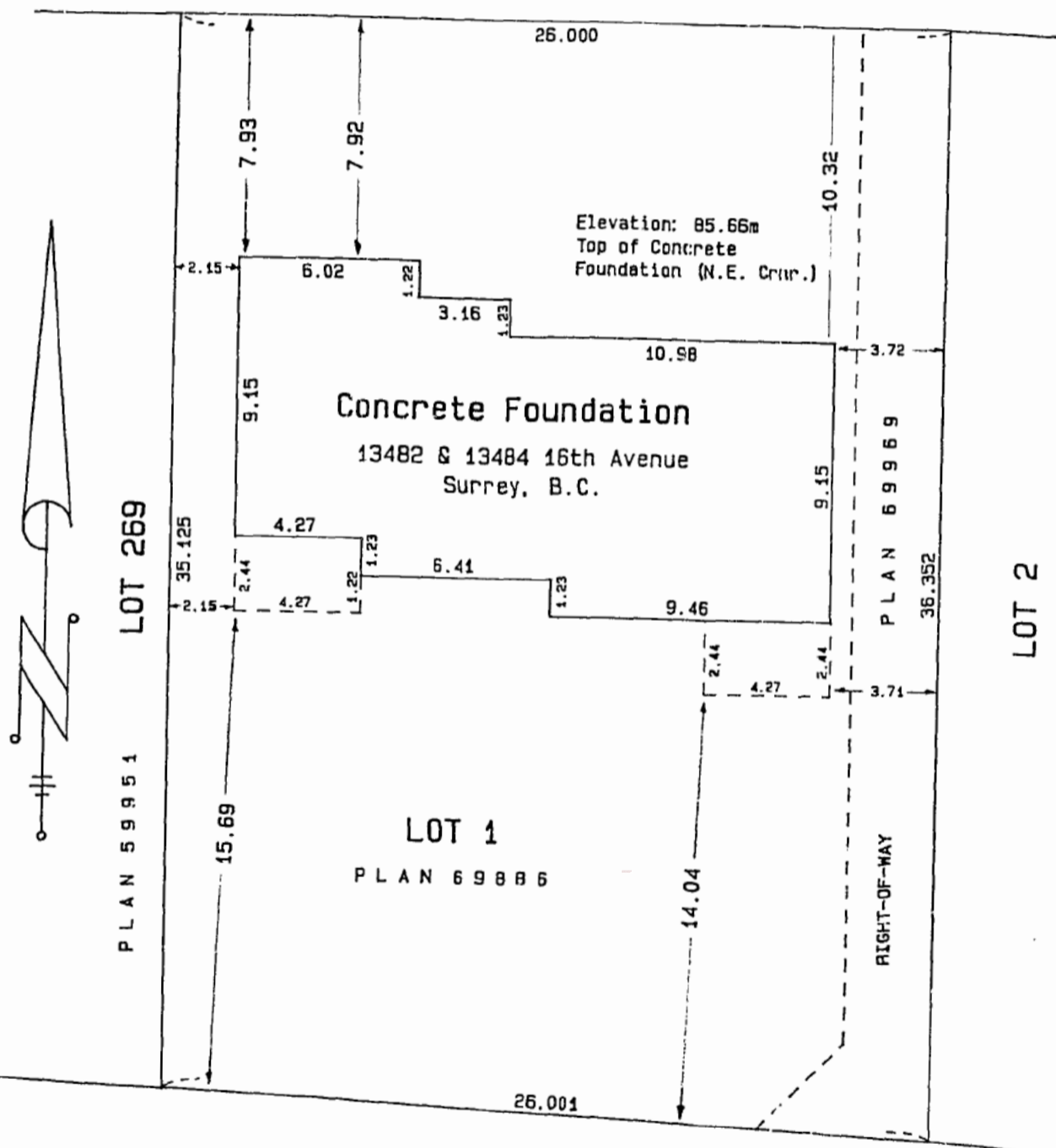
**Sovereign General Insurance Company**

SITE CERTIFICATE FOR: The Municipality of Surrey  
 COVERING: LOT 1 of the NORTH EAST QUARTER  
SECTION 8, TOWNSHIP 1

PLAN 69886 NEW WESTMINSTER DISTRICT

SCALE 1:200 All Distances are in Metres.

16th Avenue



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LANE

NOTE: This Site Certificate is not authorized to re-establish Property-Lines.

D. S. Martens  
 B. C. Land Surveyor  
 3718 207 B Street,  
 Langley B.C. V3A 2G4  
 Telephone 530-4653

CERTIFIED CORRECT ACCORDING TO  
 A GROUND SURVEY COMPLETED  
 THIS 14th DAY OF AUGUST 1985.

*D. S. Martens*

British Columbia Land Surveyor

PREPARED FOR:  
 S. 22 (1)

**STRATA PLAN OF LOT 1  
OF THE NORTH EAST QUARTER  
SECTION 8, TOWNSHIP 1, PLAN 69886  
NEW WESTMINSTER DISTRICT**

MUNICIPALITY OF SURREY

First Sheet, SHEET 1 of 5 SHEETS.

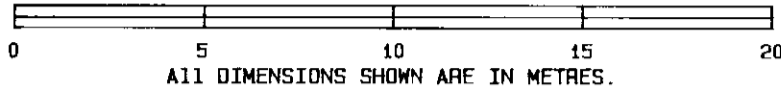
STRATA PLAN No. NW 2328

DEPOSITED AND REGISTERED IN THE LAND TITLE  
OFFICE AT NEW WESTMINSTER B. C.  
THIS 10<sup>th</sup> DAY OF OCTOBER 1985.

*B. J. Ravea*  
Assistant Deputy Registrar. *Am: 109*

REF: Y163676-77E

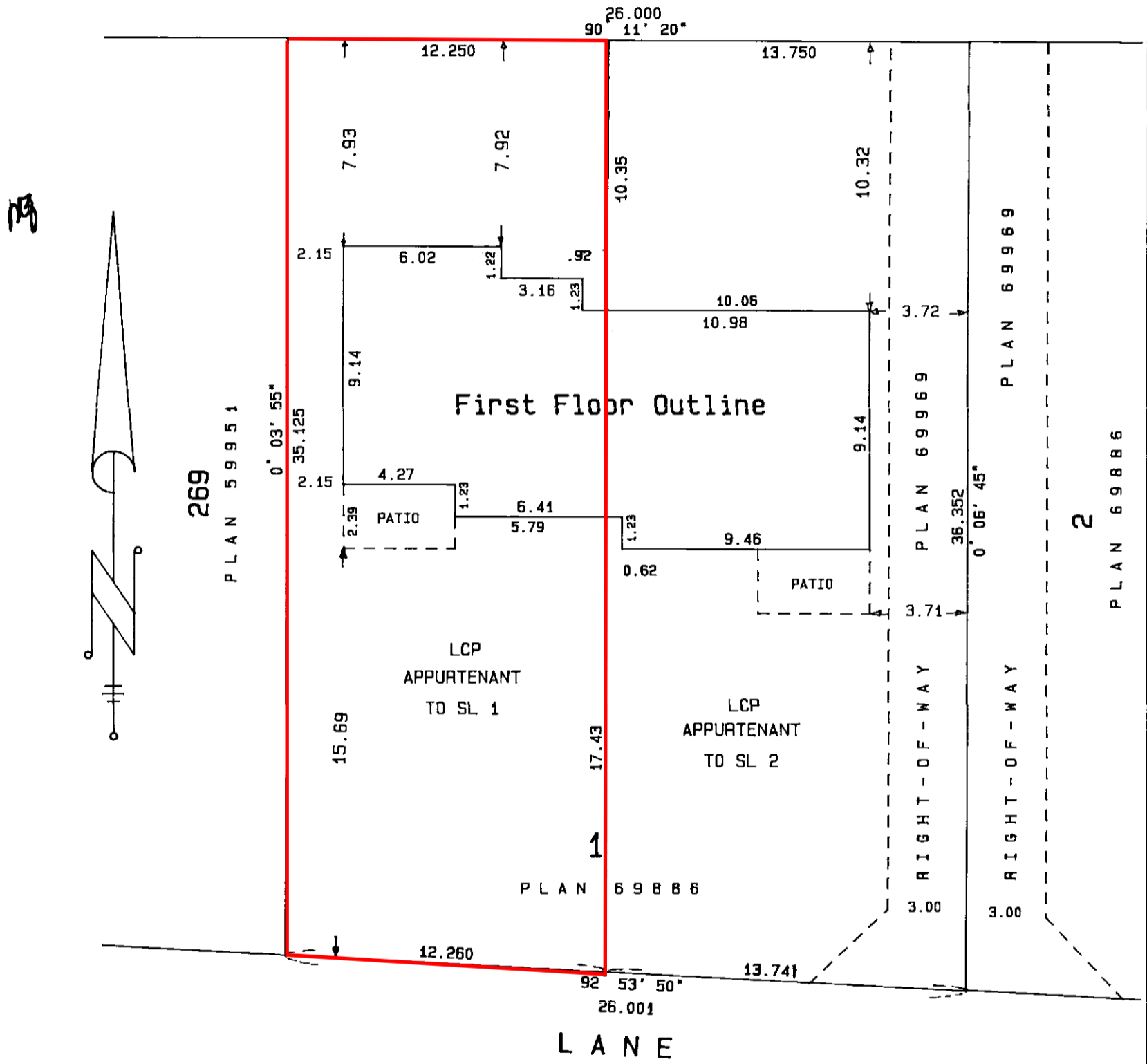
SCALE 1: 200



LEGEND:

- SL DENOTES STRATA LOT
- PT DENOTES PART
- LCP DENOTES LIMITED COMMON PROPERTY
- CP DENOTES COMMON PROPERTY
- SQ.M DENOTES SQUARE METRES
- SD. DENOTES SUN DECK

16th Avenue



THE CIVIC ADDRESS OF BUILDING:

13482 & 13484 16th Avenue  
SURREY, B.C. V4A 1P5

THE ADDRESS FOR SERVICE OF DOCUMENTS  
ON THE STRATA CORPORATION IS:

THE OWNERS OF STRATA PLAN No. NW 2328  
14710 16 A Avenue  
SURREY, B.C. V4A 5M7

I, DAVID MARTENS of LANGLEY, BRITISH COLUMBIA  
A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY  
THAT THE BUILDING ERECTED ON THE PARCEL  
DESCRIBED ABOVE IS WHOLLY WITHIN THE EXTERNAL  
BOUNDARIES OF THAT PARCEL.

DATED AT LANGLEY, B.C.  
THIS 20th DAY OF SEPTEMBER, 1985.

*D. Martens*

B.C.L.S.

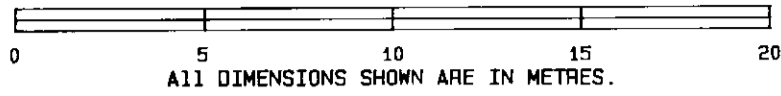
D. S. Martens  
B. C. Land Surveyor  
3718 207 B Street,  
Langley B.C. V3A 2G4  
Telephone 530-4653

# FLOOR PLANS and SECTIONS

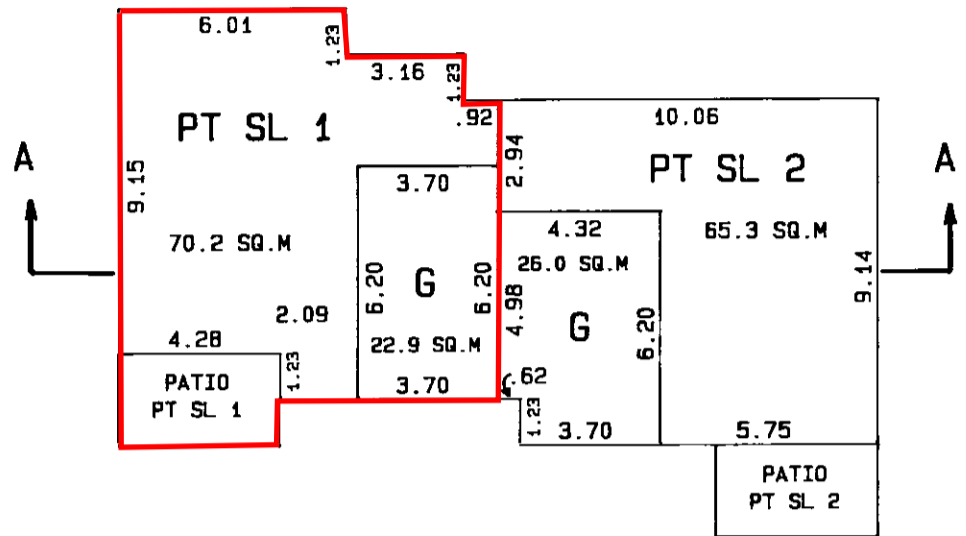
SHEET 3 of 5 SHEETS.

STRATA PLAN No. *NW 2328*

SCALE 1: 200



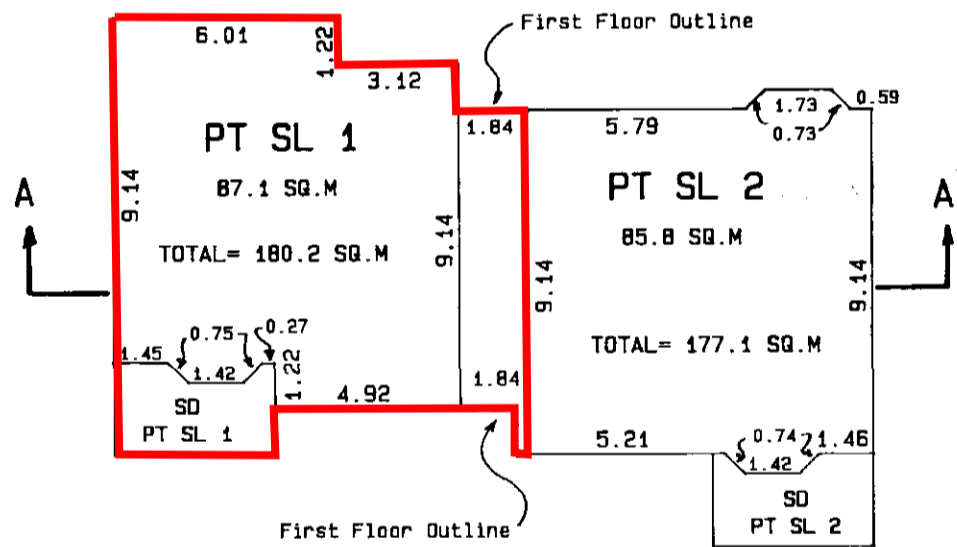
## First Floor



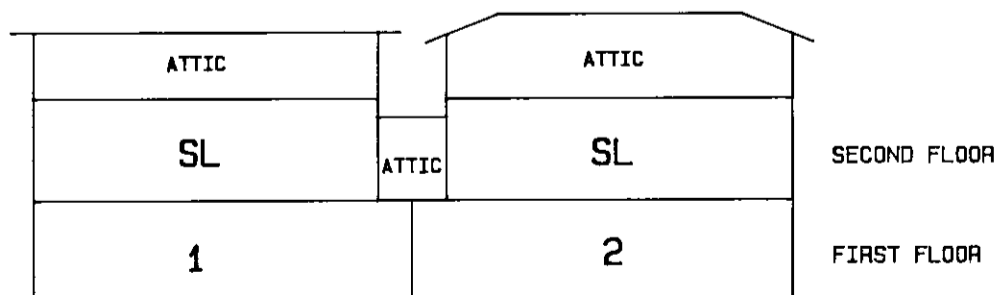
**LEGEND:**

- SL DENOTES STRATA LOT
- PT DENOTES PART
- LCP DENOTES LIMITED COMMON PROPERTY
- CP DENOTES COMMON PROPERTY
- SQ.M DENOTES SQUARE METRES
- SD DENOTES SUN DECK
- G DENOTES GARAGE

## Second Floor



## SECTION A-A'



September 20, 1985.

*Dul*

B.C.L.S.

**ZONING: R2  
QUARTER ACRE RESIDENTIAL**

**SCHOOL CATCHMENTS:  
RAY SHEPHERD ELEMENTARY  
ELGIN PARK SECONDARY**

16 Ave

**FRONTAGE: 40 FT**

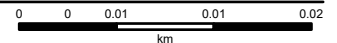
**TOTAL LOT  
AREA: 4,680 SQFT**

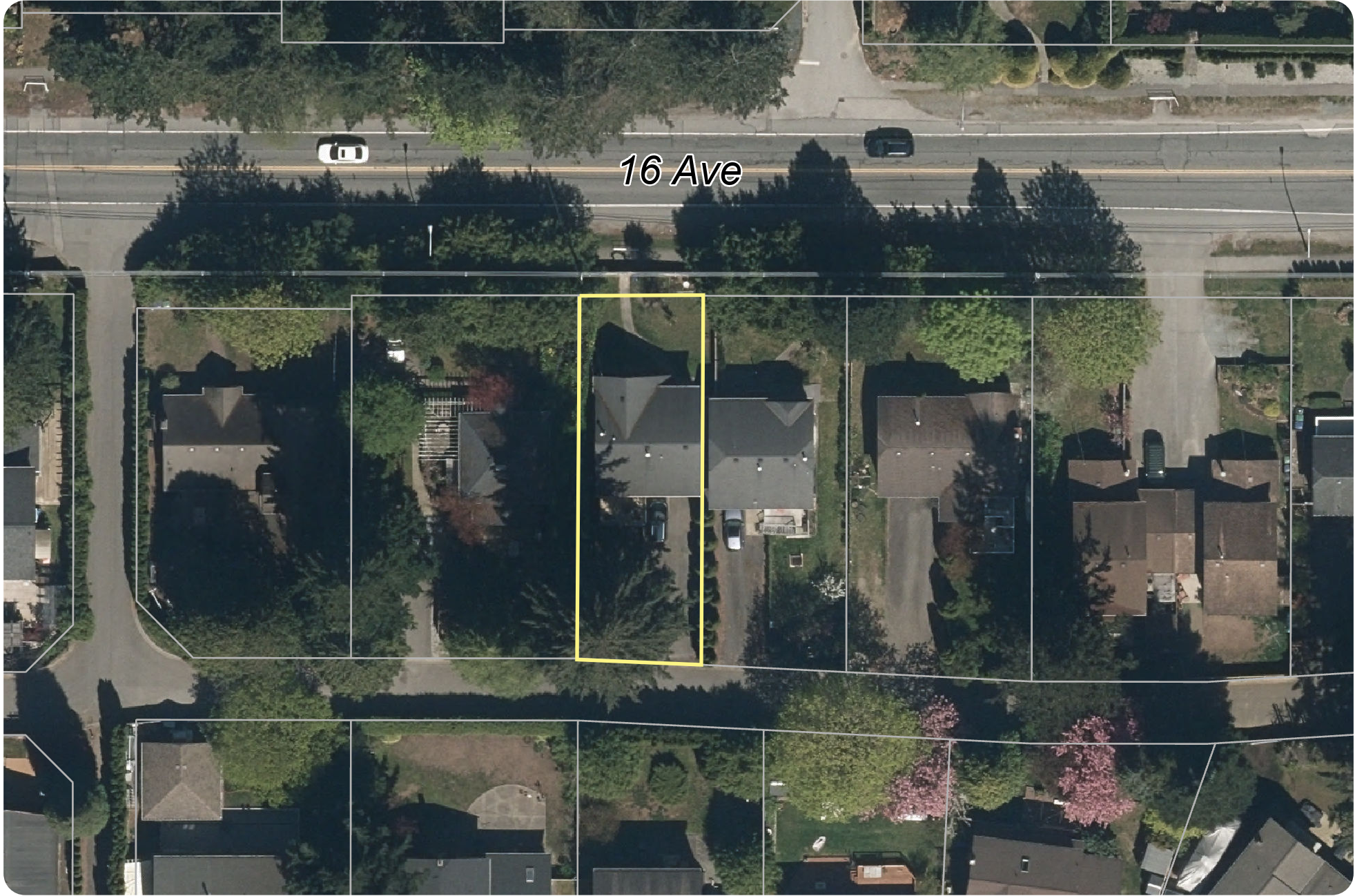
**117 FT**

**115 FT**

13482 16 Avenue

Scale: 1:504

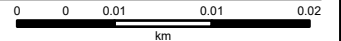




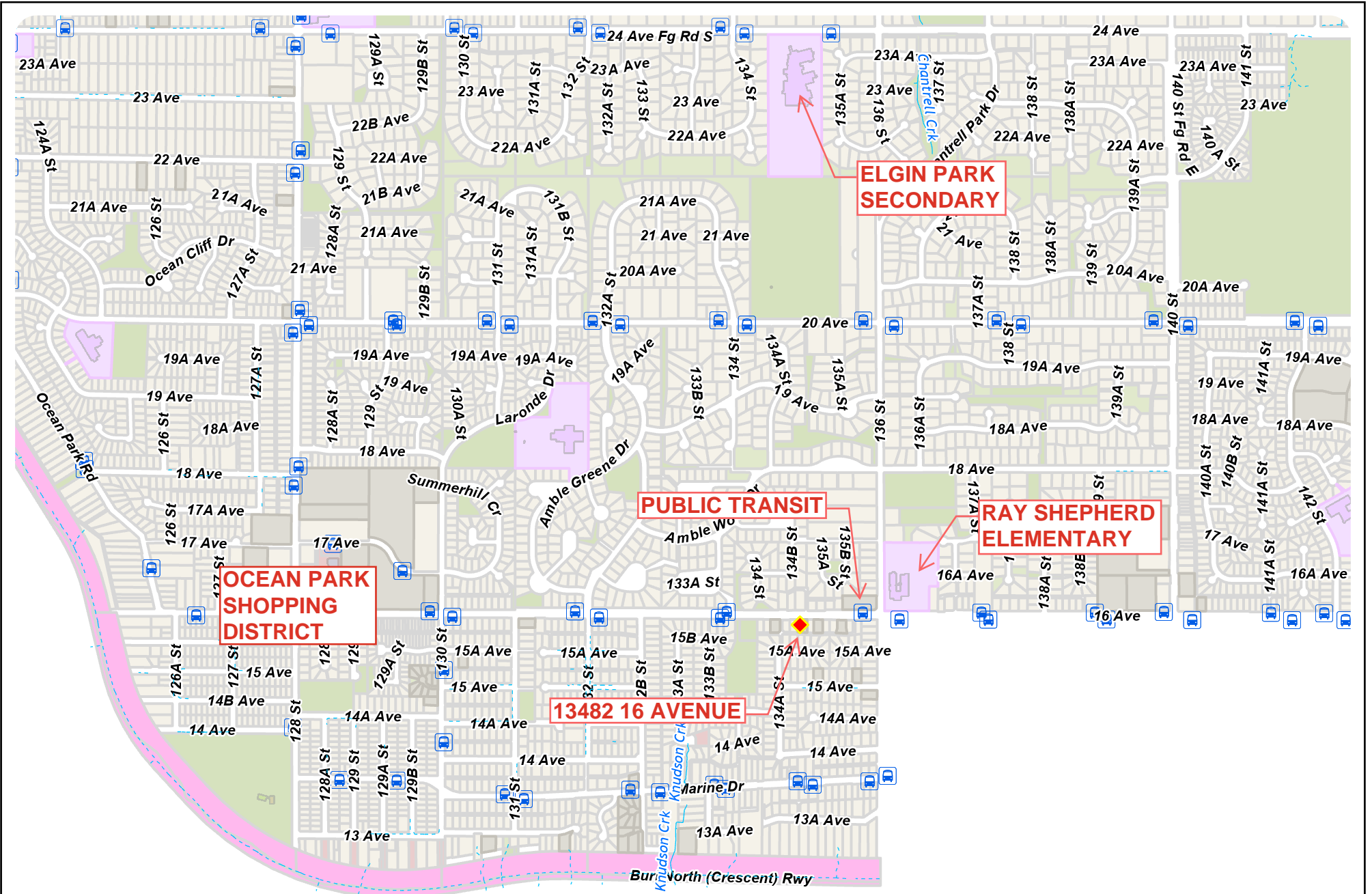
**13482 16 Avenue**

**Scale: 1:504**

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](http://cosmos.surrey.ca)



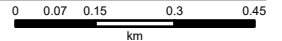
Map created on: 2026-02-21



13482 16 Avenue

Scale: 1:14,250

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Map created on: 2026-02-21

# 13482 16 Avenue

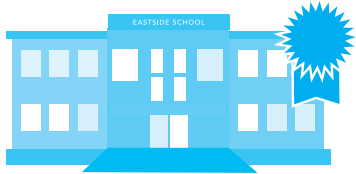
Surrey, BC

Beebe Cline  
16048307458

<http://www.beebecline.com/>

## SCHOOLS

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



### Ray Shepherd Elementary

Designated Catchment School  
Grades K to 7  
1650 136 St

### École Gabrielle-Roy

Designated Catchment School  
Grades K to 12  
6887 132 St

### McLeod Road Traditional Elementary

Grades K to 7  
6325 142 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

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



 **Bell Park**  
782 - 136 Street  
 

  
5 mins

 **Bell Estates Park**  
13829 - 18A Avenue  


  
11 mins

 **Barge Park**  
13689 Malabar Avenue  


  
6 mins

### FACILITIES WITHIN A 20 MINUTE WALK

1 Playground  
1 Dog Park

2 Tennis Courts  
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 2 minute walk away.

 **Nearest Street Level Transit Stop**  
Westbound 16 Ave at 136 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 4.02km.

 **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.

**Announcements**

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.