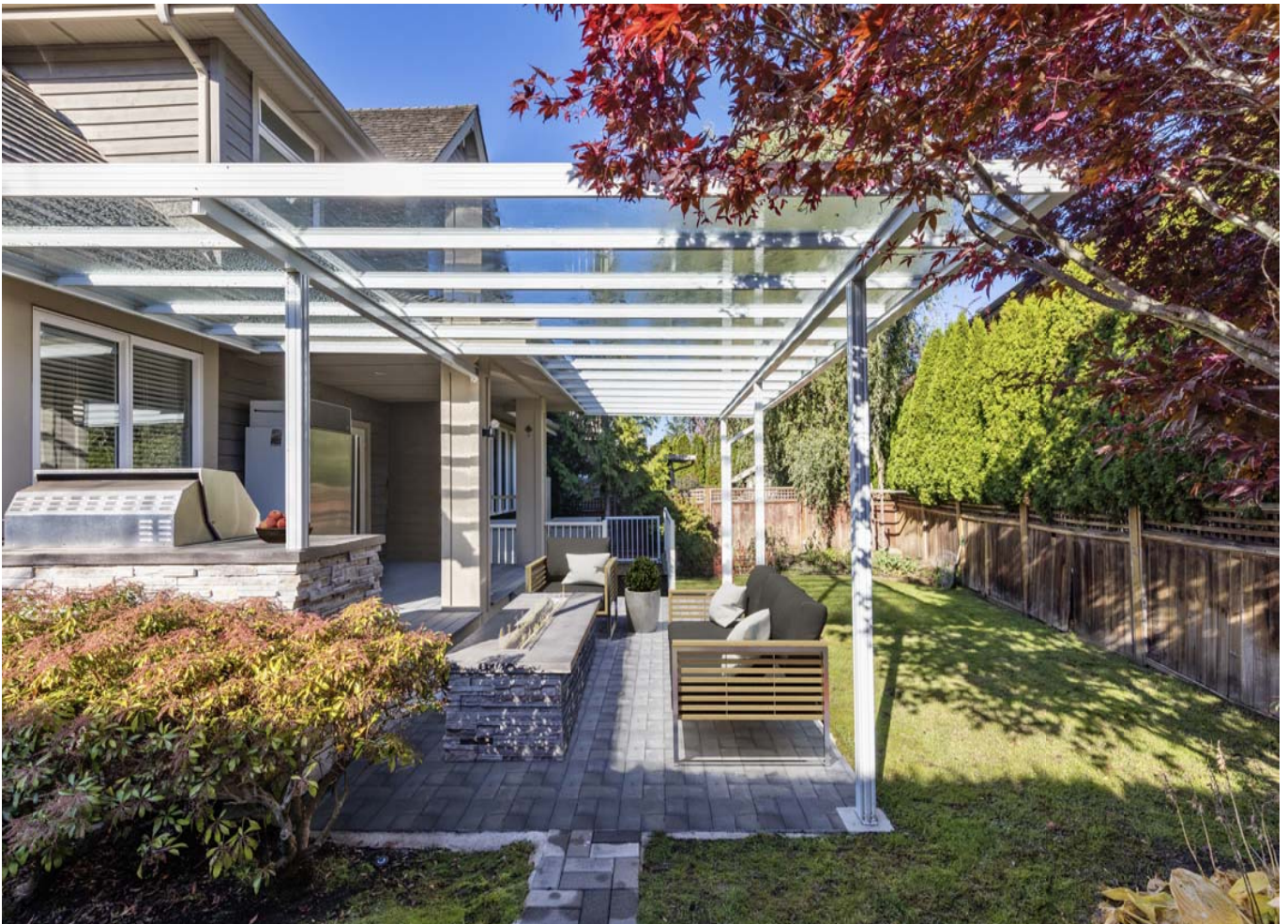


16211 31 AVENUE













Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R3101863**  
Board: F  
House/Single Family

**16211 31 AVENUE**  
South Surrey White Rock  
Grandview Surrey  
V3Z 7E1

Residential Detached  
**\$2,250,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2007</b>
Frontage(feet): <b>90.00</b>	Bathrooms: <b>5</b>	Age: <b>18</b>
Frontage(metres): <b>27.43</b>	Full Baths: <b>4</b>	Zoning: <b>CD</b>
Depth / Size: <b>63</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,248.24</b>
Lot Area (sq.ft.): <b>6,383.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>026-785-595</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: North Shore Mountains</b>		
Complex/Subdiv: <b>Morgan Acres</b>		
First Nation Reserve:		
Services Connected: <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: <b>2 Storey w/ Bsmt., Corner Unit</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double, Open</b>
Exterior: <b>Glass, Stone, Wood</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 Blks</b> Dist. to School Bus: <b>4 Blks</b>
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Electric, Heat Pump</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Fenced Yard, Patio(s), Sundeck(s)</b>	Floor Finish: <b>Hardwood, Tile</b>
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 11 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP25452**

Amenities: **Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Security System, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	1,457	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,279	Main	Foyer	10'3 x 6'11	Above	Walk-In Closet	4'6 x 4'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'6 x 12'1			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'11 x 11'8	Bsmt	Recreation Room	11'6 x 10'10	Above 4
Finished Floor (Basement):	1,437	Main	Kitchen	15'1 x 11'9			x	Above 5
Finished Floor (Total):	4,173sq. ft.	Main	Eating Area	15'1 x 9'5	Bsmt	Kitchen	18'3 x 13'7	Above 3
Unfinished Floor:	0	Main	Family Room	18'6 x 15'11	Bsmt	Living Room	14'3 x 9'0	Bsmt 3
Grand Total:	4,173sq. ft.	Main	Laundry	11'9 x 6'2	Bsmt	Bedroom	11'11 x 11'9	
Flr Area (Det'd 2nd Res):	sq. ft.				Bsmt	Bedroom	13'7 x 11'7	
					Bsmt	Laundry	12'0 x 10'4	
		Above	Primary Bedroom	16'1 x 15'11			x	
		Above	Walk-In Closet	6'4 x 5'7			x	
		Above	Bedroom	12'3 x 10'6			x	
		Above	Bedroom	14'1 x 10'6			x	
		Above	Bedroom	11'11 x 11'10			x	

Suite: **Unauthorized Suite**  
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

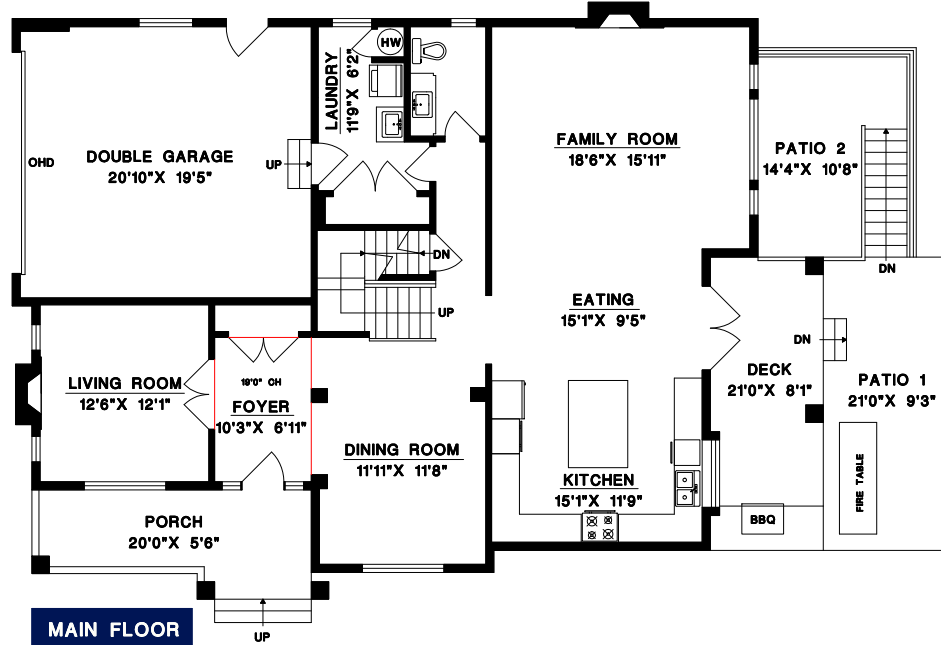
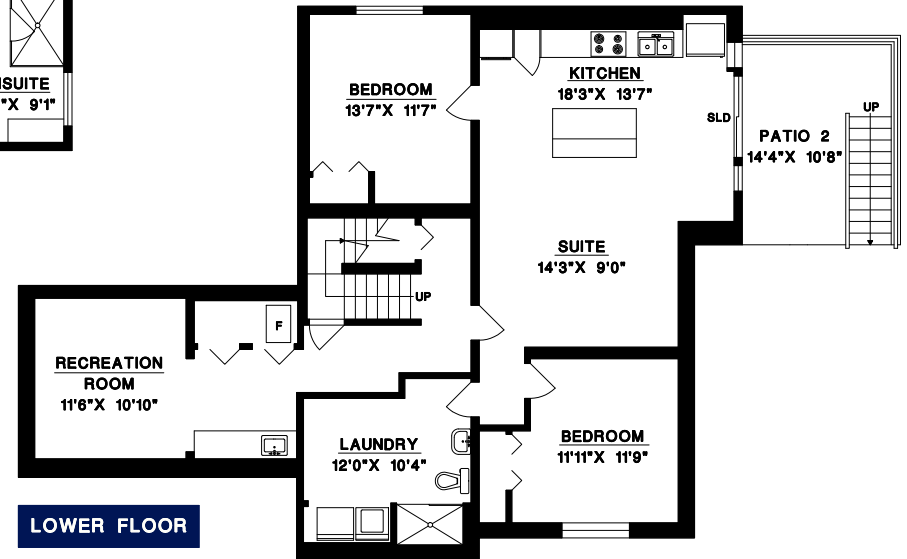
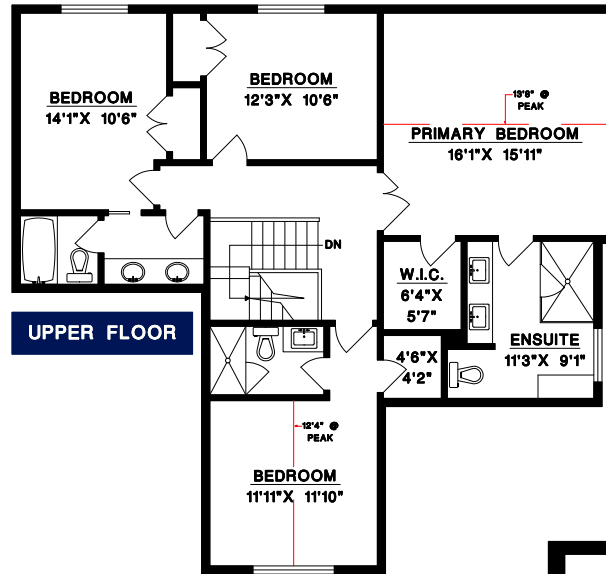
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Morgan Acres Corner Property, quiet cul-de-sac executive home. Three levels, vacant 2 bdrm suite below. Total SF 4,173, craftsman design. Great room floor plan on main floor.+ 2 bedroom suite in Basement w/laundry- Numerous updates 2022-23, new A/C. Traditional 4 bedrooms & three full bath at 1,279 SF upstairs. Spacious main floor at 1,457 SF inc: all new flooring, 2 new gas f/places, formal dining rm/living room, large new white kitchen w/ island 2022 & quality appl pkg. Eating area & family rm w/ outdoor access, both open & covered . Grassed fenced backyard w/ outdoor built in BBQ wall & custom fire table. Dbl garage + parking for 4 cars in driveway/ has EV. Floor plan + brochure w/ updates. Close to Morgan Creek Golf Course. Easy access transit & commuting. Digital brochure available.**

**BEEBE CLINE**

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

**16211 31ST AVENUE,  
SURREY, B.C.**



UPPER FLOOR	1279	SQ. FT.
MAIN FLOOR	1457	SQ. FT.
LOWER FLOOR	451	SQ. FT.
SUITE	986	SQ. FT.
<b>FINISHED AREA</b>	<b>4173</b>	<b>SQ. FT.</b>

GARAGE	429	SQ. FT.
PORCH	148	SQ. FT.
DECK	166	SQ. FT.
PATIO 1	194	SQ. FT.
PATIO 2	170	SQ. FT.



1" = 6"  
SCALE

DRAWN BY: CN  
DATE: OCTOBER 2023  
REVISED:

## **RECENT UPDATES**

**(2022)**

### ***INTERIOR:***

- Central A/C – West Condenser
- Hot Water Tank
- Built-in Vac System
- Entire Home Painted
- Engineered Wide Plank Grey Flooring on Main and Lower Level (Low Maintenance)
- Stone Stacked Fireplace Walls in the Living Room & Family Room
- Contemporary Glassed Staircase
- Powder on Main: New Tile, Sink, Faucet & Lighting Fixtures
- Kitchen:
  - Stainless Steel Appliance Package Including Hood Fan
  - Built-in Miele Coffee Machine
  - Glass Tile Backsplash
- Primary Bedroom Ensuite:
  - Floor to Ceiling Tile
  - New Shower
  - Light Fixtures & Sinks
- Secondary Bedroom Upstairs:
  - New Shower
  - Vanity Countertop
  - Lights Fixtures & Sink
- Entire Two Bedroom Suite Renovated on Lower Level:
  - Yaletown Style Kitchen with Island & Custom Cabinetry
  - Stainless Steels Appliances Including Gas Cooktop & Built-in Oven
  - Glass Tile Backsplash
  - Hardwood Flooring
  - Window Coverings
  - Three Piece Bathroom with New Shower, Flooring, Vanity, Sink & Light Fixtures

### ***EXTERIOR:***

- New Covered Paver Patio (21'0 x 9'3)
- Stacked Stone BBQ Wall with Commercial Grade BBQ & Fire Table on 21'0 x 9'3 Deck
- Glass Overhang Awning
- Paver Walkway from the Front to Side of Home
- Updated Landscaping

**16211 31 AVENUE**

<b>PROPERTY COST</b>		
List Price	\$ 2,250,000.00	
<b>REVENUE</b>		
	Monthly	Yearly
Total <b>Potential</b> Revenue for Two Bedroom Suite	\$2,400.00	\$28,800.00
<b>Total Revenue</b>	<b>\$2,400.00</b>	<b>\$28,800.00</b>
<b>EXPENSES</b>		
	Monthly	Yearly
Property Taxes	\$770.69	\$9,248.24
Insurance	\$216.67	\$2,600.00
Hydro	\$200.00	\$2,400.00
Gas	\$100.00	\$1,200.00
Water	\$175.00	\$2,100.00
<b>Total Expenses</b>	<b>\$1,462.35</b>	<b>\$17,548.24</b>

(Revenue & Expenses Based on Estimated Figures & Should be Verified by your Own Rental Agent)



**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

16211-31 Ave

LEGAL

Lot 11 SC24 T1

PLBCP 25452

BUILDING PERMIT No.

06-24467

DATE

Dec 10, 2007

*N. Marach*

BUILDING INSPECTOR  
PER N. MARACH  
MANAGER, BUILDING DIVISION

"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."

**16211 - 31 Ave (03100)**  
**Single Family Dwelling - SHOW HOME**

**B-06-024467-0-0**  
**BLDG INSP. AREA 6**

# CITY OF SURREY

"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."

## BUILDING PERMIT

**PROJECT ADDRESS:** 16211 - 31 Ave Single Family Dwelling - SHOW HOME  
**LEGAL DESCRIPTION:** LT 11 SC 24 T1 PLBCP25452  
**ZONE:** CD 15862  
**BUILDING TYPE:** Single Family  
**WORK PROPOSED:** New  
**PERMIT TYPE:** Residential C-S

### WORK DESCRIPTION:

SINGLE FAMILY DWELLING - SHOW HOME. Two storey on unfinished basement. Double garage.  
SECONDARY SUITES ARE NOT PERMITTED. MAXIMUM F.A.R. ACHIEVED.  
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.  
Restrictive Covenants: Bldg. Scheme, Sediment Control, Storm Drainage, P. Eng. Foundations.  
MBE: 15.10m Heating: FA P. Eng. Structural as per L. Leon.  
P. Eng. Geotechnical as per J.G. Carter.

### APPLICANT:

### BUILDER / GENERAL CONTRACTOR:

**J. Ralla Homes (1992) Ltd. 8760 Fairdall Cr Richmond V7C 1W4**

### OWNER:

<b>MAJOR ROAD:</b>	No	<b>LEGAL ACCESS FROM LANE:</b>	No
<b>SANITARY MAIN:</b>	Yes	<b>LEGAL ENCUMBRANCES:</b>	Yes
<b>SAN. CONNECTION:</b>	Yes	<b>WATER MAIN:</b>	Yes
<b>STORM SEWER:</b>	Yes	<b>WATER CONNECTION:</b>	Yes
<b>STORM CONNECTION:</b>	Yes	<b>ELECTRICAL:</b>	Underground
<b>DRIVEWAY WIDTH:</b>	6		

### COMMENTS:

ENG - SERVICES PENDING UNDER PROJECT:7805-0250-00  
ENG - SHOW HOME - NO OCCUPANCY. Do not tie into services until approved by Engineering Department  
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 - RC for individual sediment control  
ENG - Easement for storm drainage  
ENG - RC for engineered foundations  
ENG - DEVELOPER IS RESPONSIBLE FOR CO-ORDINATION OF REPAIRS TO DAMAGED CITY INFRASTRUCTURE.

**ISSUED BY:** NS2 *NS/NNM*  
**DATE OF ISSUANCE:** THURSDAY, OCTOBER 12, 2006

**DEPARTMENT COPY**


[About Us](#)
[New Homes](#)
[Renovations](#)
[Past  
Projects](#)
[Contact](#)
[Services](#) [Testimonials](#)

## About J Ralla Homes LTD

Our Mission at J Ralla Homes Ltd, with our professional Construction Management Team, is to seamlessly provide you with all your project needs. Our exceptional staff includes skilled craftsmen with over 30 years of experience in residential construction and renovation projects. It is our goal to give you an excellent quality, cost-effective, finished product and ensure the entire process is enjoyable for you.

### Why J Ralla Homes Ltd.?

- **Customer Satisfaction**

J Ralla Homes Ltd. is committed to effective customer communication, each and every step of the process. The clients needs are always paramount and of utmost importance to us. Our team is always on hand to address and rectify any concerns.

- **Experience**

With over 30 years of experience in the construction industry, including both residential and commercial projects, we bring many different, exciting ideas to the table. We are skilled at identifying the unique requirements in a project and our recommendations and communication ensure an excellent finished product with optimal client satisfaction.

- **Quality Workmanship**

We provide a quality team of the highest skilled workers to produce exceptional results in a timely manner. We focus on Old World style quality, including premium materials, ensuring a product that is beautiful, unique and long-lasting.

- **Insured**

J Ralla Homes Ltd. has a flawless track record and is fully insured with Workman's Compensation, General Liability and Builder's Risk on a per project basis. We strictly adhere to all necessary Provincial and Federal Codes and Regulations.



BRITISH COLUMBIA LAND SURVEYOR – CERTIFICATE  
 OF LOCATION SHOWING WOOD FORM WALLS  
 ON LOT 11 SECTION 24 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT  
 PLAN BCP25452

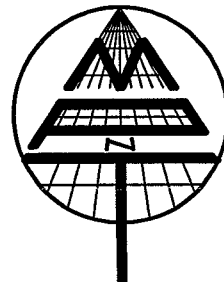
S-06-15245

DIMENSIONS ARE MEASURED  
 AT GRADE, TO VERTICAL FACE  
 OF CONCRETE FOUNDATION WALL  
 UNLESS INDICATED OTHERWISE.

PARCEL IDENTIFIER: 026-785-595

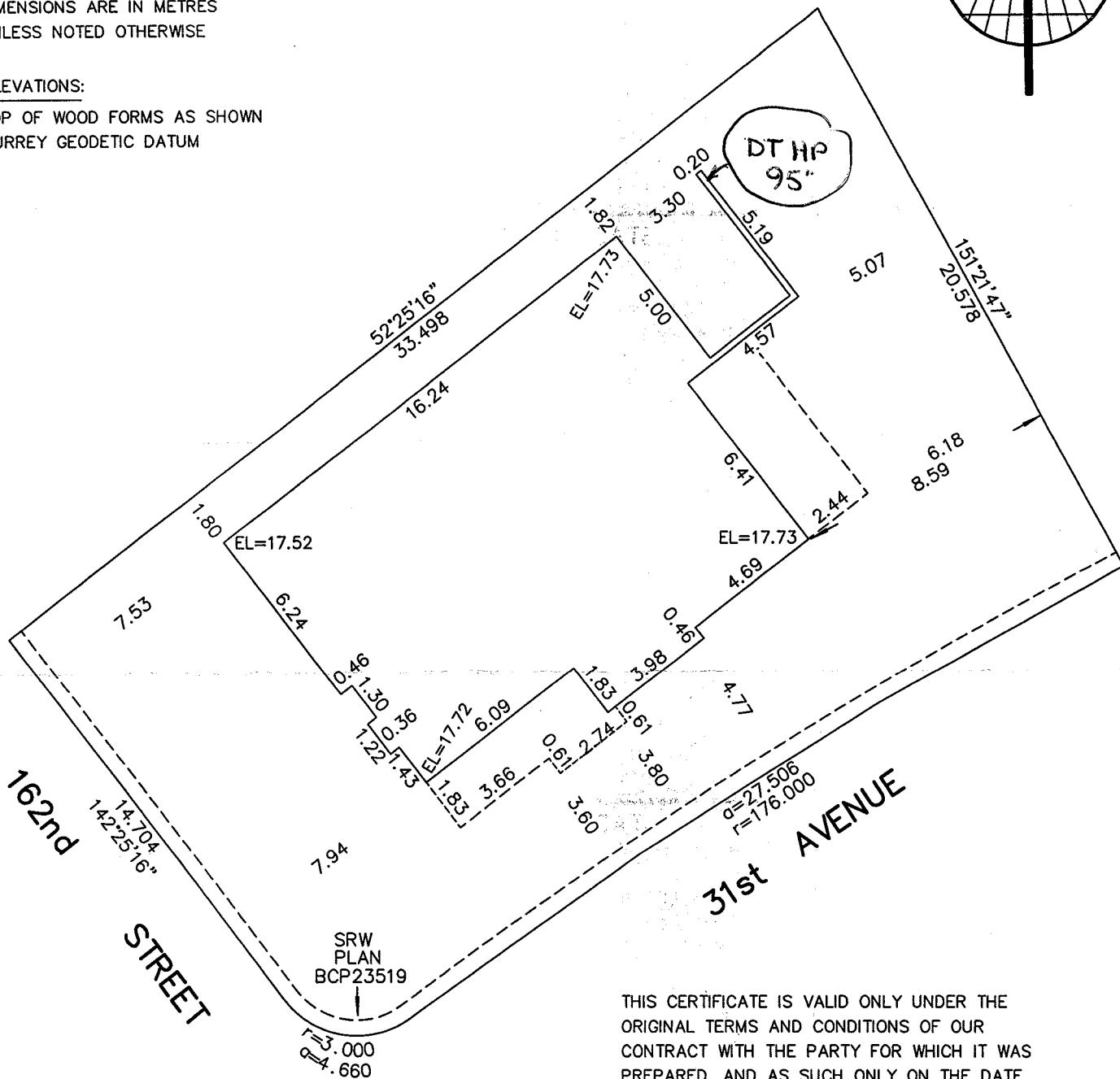
CURRENT ADDRESS:  
 16211 31st AVENUE  
 SURREY, B.C.

"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."



SCALE 1:200  
 DIMENSIONS ARE IN METRES  
 UNLESS NOTED OTHERWISE

ELEVATIONS:  
 TOP OF WOOD FORMS AS SHOWN  
 SURREY GEODETIC DATUM



THIS CERTIFICATE IS VALID ONLY UNDER THE ORIGINAL TERMS AND CONDITIONS OF OUR CONTRACT WITH THE PARTY FOR WHICH IT WAS PREPARED, AND AS SUCH ONLY ON THE DATE CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND MODIFICATIONS TO TITLE, PROPERTY LINES, OR IMPROVEMENTS AND THE PASSAGE OF TIME WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL. NO OTHER INFORMATION IS IMPLIED. IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

© COPYRIGHT

**MATSON PECK & TOPLISS**  
 SURVEYORS & ENGINEERS

#210 - 8171 COOK ROAD  
 RICHMOND, B.C.  
 V6Y 3T8  
 PH: 604-270-9331  
 FAX: 604-270-4137  
 CADFILE: 15245-FINAL.FLX

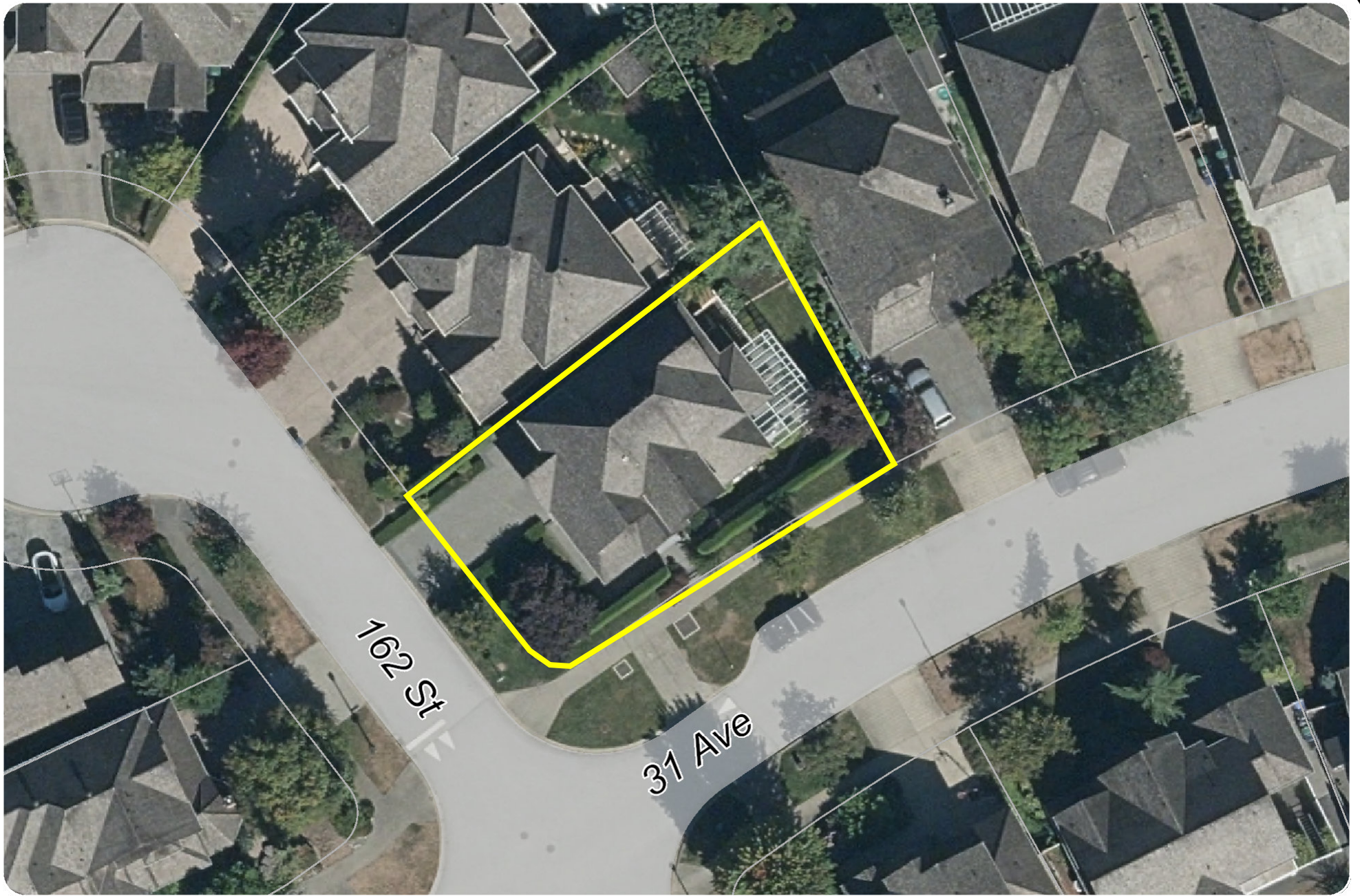
DATE OF SURVEY:  
 13th DAY OF OCTOBER, 2006

*William P. Wong*  
 WILLIAM P. WONG  
 B.C. LAND SURVEYOR (#697)

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED.

S-06-15245

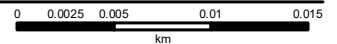
CLIENT REF: RALLA HOMES



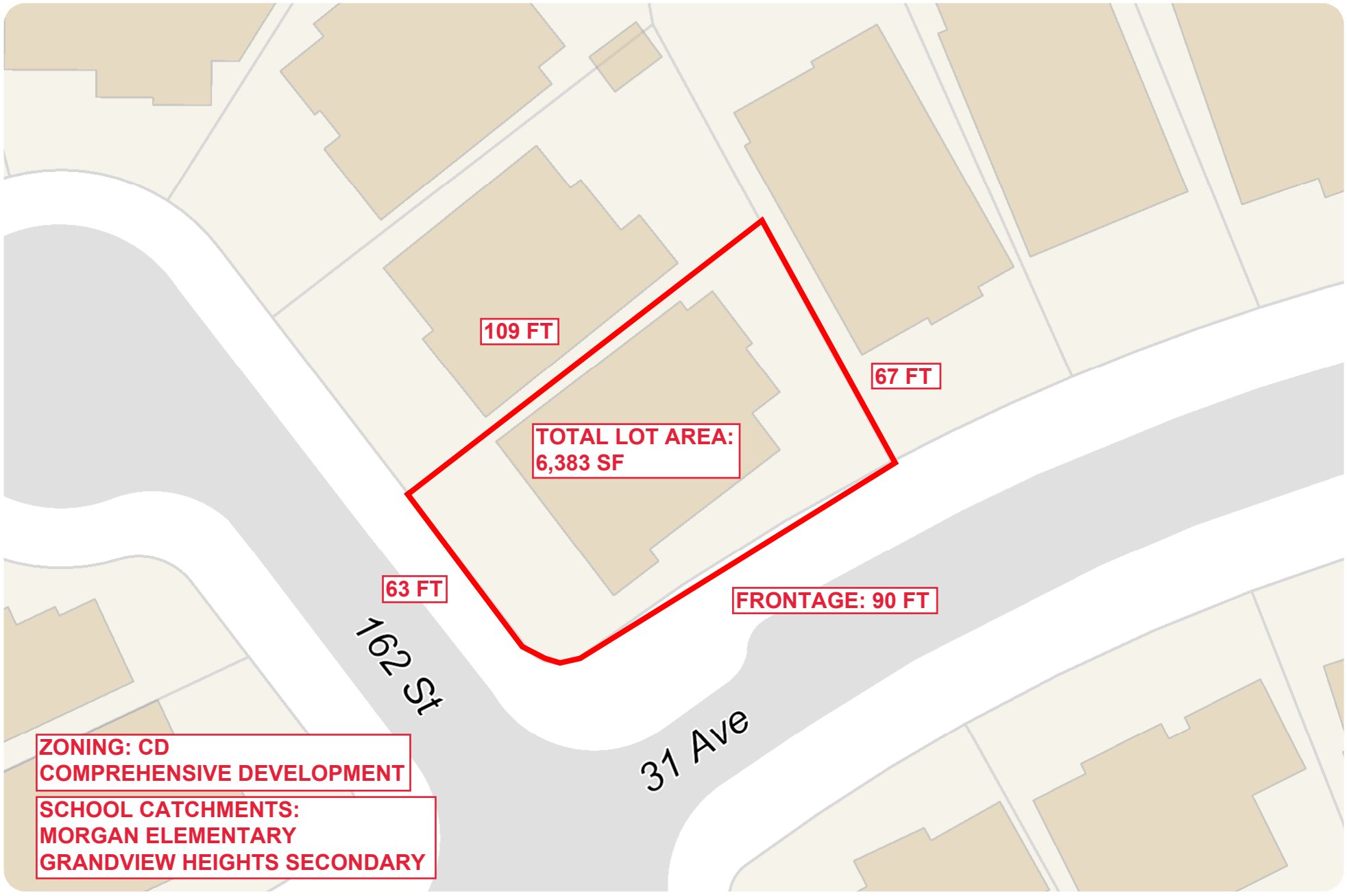
16211 31 Avenue

Scale: 1:390

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: 2023-07-16

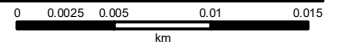


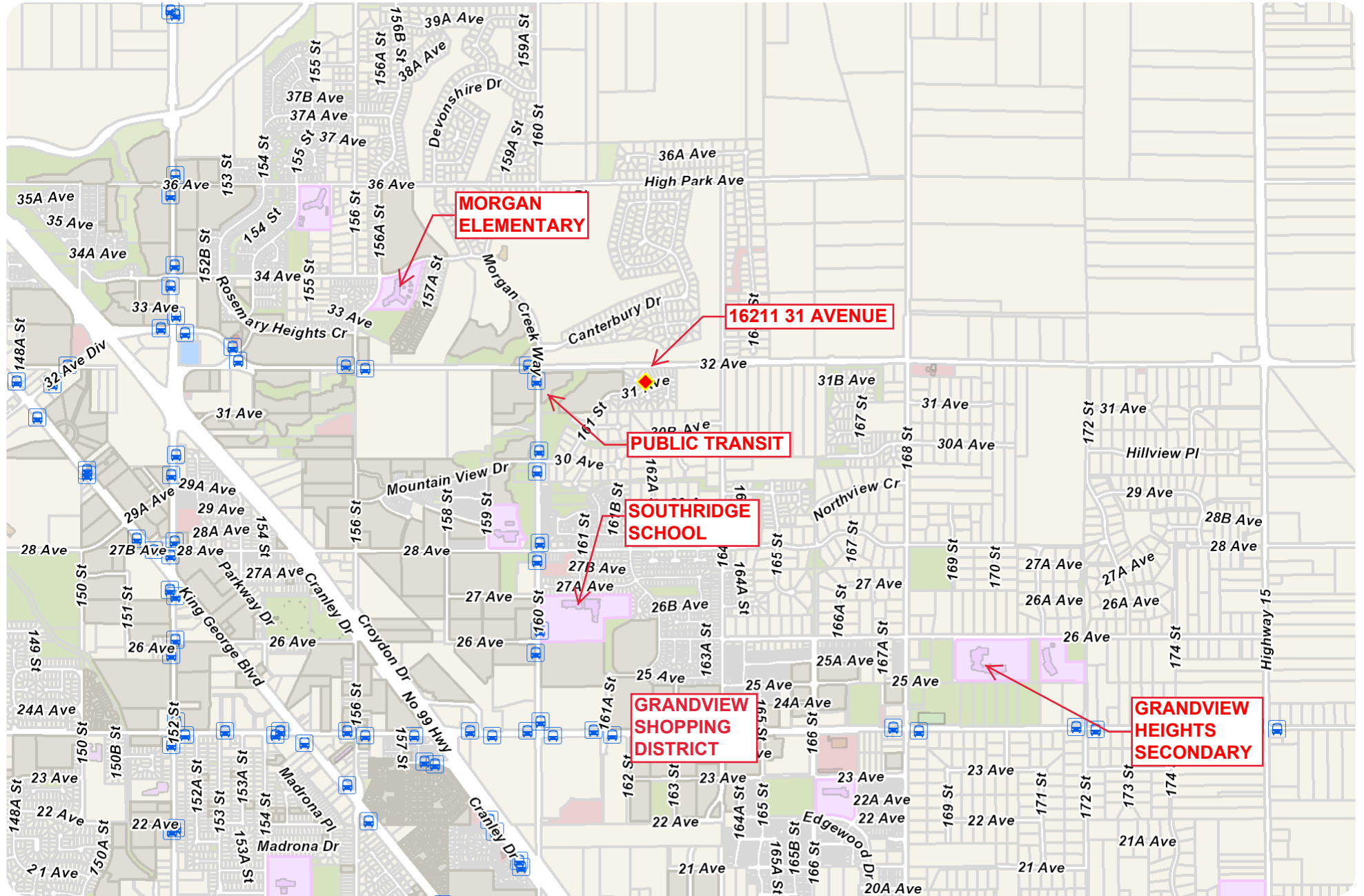
**ZONING: CD  
COMPREHENSIVE DEVELOPMENT**

**SCHOOL CATCHMENTS:  
MORGAN ELEMENTARY  
GRANDVIEW HEIGHTS SECONDARY**

16211 31 Avenue

Scale: 1:390

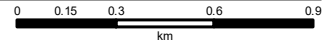




16211 31 Avenue

Scale: 1:23,000

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: 2023-07-16

# GRANDVIEW HEIGHTS AQUATIC CENTRE



## Facility Features

- A 10-lane, 50 metre FINA-standard Olympic size competition pool
- A 500 square metre leisure pool with a lazy river, spray features, and tot's area with access ramp
- Diving facilities with a full set of dive towers to a height of 10 metres
- Waterslide
- Hot tubs for families (with ramp access) and adults
- Accessible steam room and dry sauna
- Spectator seating for 800 people
- Large family-friendly universal change area
- Portable lift with 600lb capacity and portable staircase
- Two aquatic wheelchairs
- Fitness and weight room facilities
- Exterior terrace

## 5 Swipe Pass Rates

- Adult - \$34.50
- Student/Senior - \$26.25
- Child/Youth - \$18.00
- Senior 70+ - \$8.50

## 10 Swipe Pass Rates

- Adult - \$65.25
- Student/Senior - \$49.50
- Child/Youth - \$33.75
- Senior 70+ - \$15.75

## 20 Swipe Pass Rates

- Adult - \$116.00
- Student/Senior - \$88.00
- Child/Youth - \$60.00
- Senior 70+ - \$28.00

## Pre-registered Drop-In Rates

- Youth (13+ Years) - \$3.75
- Adults (19 to 59 Years) - \$7.25
- Student/Seniors (60 to 69) - \$5.50
- Senior (70+ Years) - \$1.75

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

	<b>Elementary Schools</b>	<b>Address</b>	<b>Rankings (Out of 951)</b>	<b>Overall Rating</b>
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
	<b>Secondary Schools</b>	<b>Address</b>	<b>Rankings (Out of 252)</b>	<b>Overall Rating</b>
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
	<b>Independent Schools</b>	<b>Address</b>	<b>Rankings</b>	<b>Overall Rating</b>
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