



**1143 163B STREET
OFFERED AT \$1,299,000**









Presented by:
Beebe Cline - PREC

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



Active
R3105540
Board: F
House/Single Family

1143 163B STREET
South Surrey White Rock
King George Corridor
V4A 8E8

Residential Detached
\$1,299,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
Frontage(feet): **59.00** Bathrooms: **2** Age: **40**
Frontage(metres): **17.98** Full Baths: **2** Zoning: **R3**
Depth / Size: **112** Half Baths: **0** Gross Taxes: **\$5,465.49**
Lot Area (sq.ft.): **7,112.00** Rear Yard Exp: **Southwest** For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **002-572-214** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv: **South Meridian/Cedar Grove**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood,**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** 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: **1 Blk**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 10 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70594**

Amenities: **Garden**

Site Influences: **Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

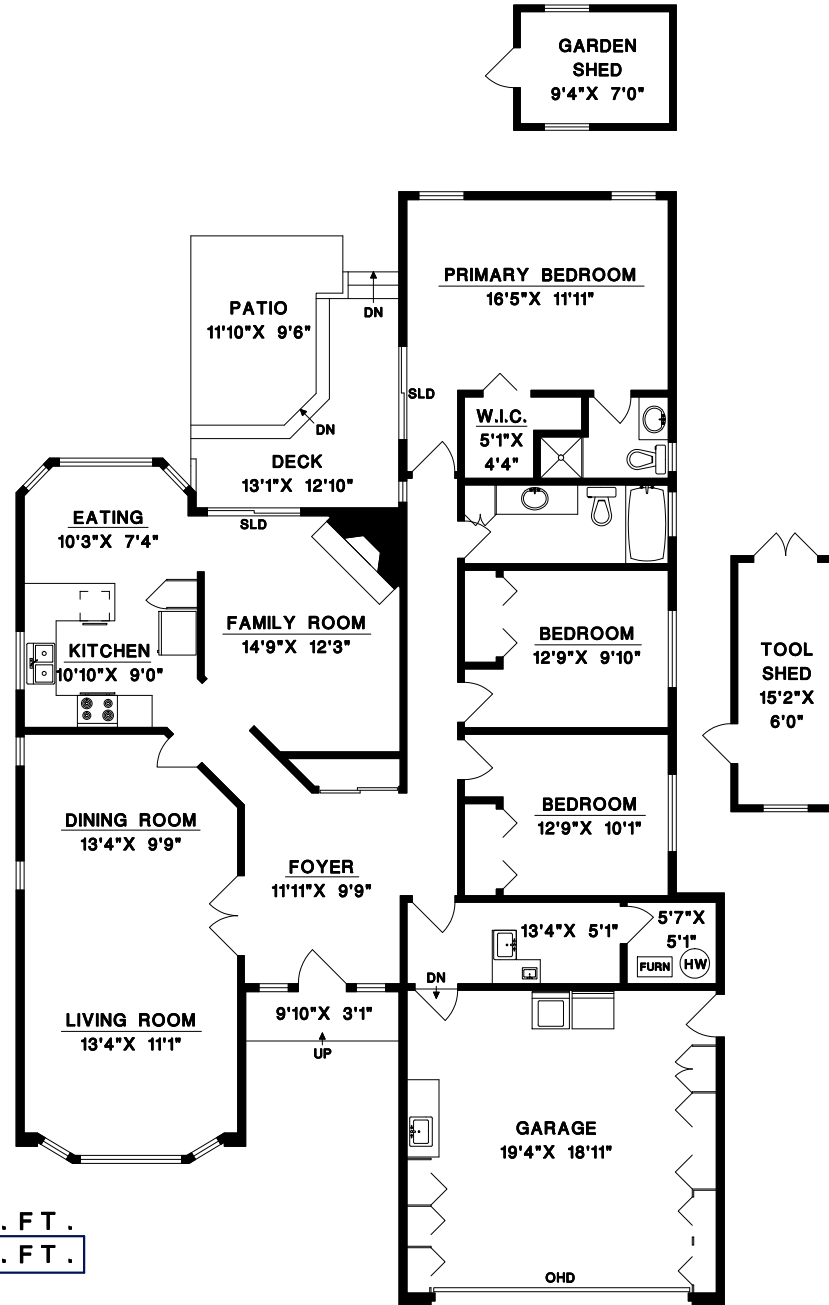
Finished Floor (Main):	1,786	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	11'11 x 9'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'4 x 11'1			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	13'4 x 9'9			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	10'10 x 9'0			x	
Finished Floor (Total):	1,786sq. ft.	Main	Eating Area	10'3 x 7'4			x	
Unfinished Floor:	0	Main	Family Room	14'9 x 12'3			x	
Grand Total:	1,786sq. ft.	Main	Primary Bedroom	16'5 x 11'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'1 x 4'4			x	
Suite: None		Main	Bedroom	12'9 x 9'10			x	
Basement: Crawl		Main	Bedroom	12'9 x 10'1			x	
		Main	Laundry	13'4 x 5'1			x	
		Main	Utility	5'7 x 5'1			x	
							x	
Crawl/Bsmt. Height: 3'	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Three bedroom/two bath rancher home, all level at 1,786 SF. Family room-eating area-formal living and dining room. Spacious primary bedroom faces the back gardens, walk-in closet and ensuite. South west exposure in the fenced backyard. Lot size: 7,112 SF - no traffic. Safe cul-de-sac location. One block to transit. Lots of parking on site-driveway accommodates four cars and double garage attached. Easy day to get the kids to school-cut through in cul-de-sac to South Meridian Park & South Meridian Elementary School.

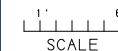
BEEBE CLINE

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



MAIN FLOOR	1786 SQ. FT.
FINISHED AREA	1786 SQ. FT.

GARAGE	402 SQ. FT.
DECK	116 SQ. FT.
PATIO	97 SQ. FT.
TOOL SHED	109 SQ. FT.
GARDEN SHED	80 SQ. FT.



DRAWN BY: CN
DATE: MARCH 2026
REVISED:

1143 163B STREET

PROPERTY COST			
List Price		\$ 1,299,000.00	
REVENUE		Monthly	Yearly
Potential Revenue for Home		\$3,600.00	\$43,200.00
EXPENSES		Monthly	Yearly
Property Taxes		\$455.46	\$5,465.49
Insurance		\$250.00	\$3,000.00
Hydro		\$150.00	\$660.00
Gas		\$125.00	\$1,500.00
Water		\$70.00	\$840.00
Sewer		\$70.00	\$840.00
Total Expenses		\$1,120.46	\$12,305.49

Utilities and revenue amount are based on estimated figures & should be verified if deemed to be important



The DISTRICT
of SURREY

MUNICIPAL HALL, 14245 - 56th Avenue, SURREY, B.C. V3W 1J2 Telephone 591-4220

PERMITS AND LICENSE DEPARTMENT

D. MAGNUSSON, P.Eng., Chief Inspector

June 26, 1986

File: 1143-16370

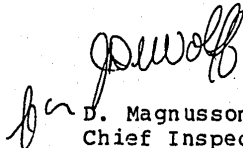
Bob S. Lonn Construction
6348 Kerr Street
Vancouver, B.C.
V5S 3C1

Dear Sirs:

Re: Final Occupancy Certificate for
Single-Family Dwelling
at 1143 - 163B Street, Surrey, B.C.
Permit # 42375
Lot 10, SW 1/4, Sec. 12, Tp. 1, Plan 70594

An inspection was conducted by this Department on June 23, 1986, 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

RDP/bb/6243B-10

"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."



PLEASE PRINT CLEARLY - APPLICATION/PERMIT

APPLICATION DATE FEB 3/86 PERMIT NO. 42375 APPROVED BY: Kim
-BLDG. VALUE 77,595 PERMIT FEE 647.67 RECEIPT NO. G408230 APPROVED FEB 14/86

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 ADDRESS BUILDER ADDRESS DESIGNER ADDRESS
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
PROJECT ADDRESS 1143 - 163 B ST MAP NO. 135
LEGAL DESCRIPTION Lot 10 SW 1/4 Sec 12 T1 R 70594 ZONE R-F(R)
NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT.

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT
LEGAL ACCESS FROM OTHER REQUIREMENTS RATES:
STREET SANITARY SEWER WATER CONNECTION
LANE STORM SEWER WATER RATES
OTHER EASEMENTS SEWER CONNECTION
RETENTION SEWER RATES
SERVICE AGRMT. GARBAGE RATES
COMPLETED BY 8/6/04/86
ENGINEERING REMARKS: No access to enter storm sewer at any time during or after construction. Lot grading attached.

4) PERMITS AND LICENSE OFFICE USE ONLY
BUILDING FEES PAYABLE 513.00
SEWER/SEPTIC 25.00
DEV. COST CHGS.
PORT KELLS LEVY
LEVY OTHER
ENGINEERING FEE 109.67
TOTAL 647.67
NUMBER OF UNITS ONE
BUILDING AREA 21.131 m x 13.411 m
SITE AREA SEE ABOVE
SITING FRONT E. 7.5m min
SITING SIDES N. 1.8m min S. 2.4m
SITING REAR W. 8.3m min
DEVELOPMENT COST CHARGE BREAKDOWN: WATER, ART ROADS, DRAINAGE, PUBLIC OPEN SPACE, NON ART ROADS, TOTAL

REMARKS - NOTATIONS
DRAINAGE CHECK [] SINGLE FAMILY DWELLING - DOUBLE GARAGE.
SEPTIC APPROVAL []
TEST HOLE []
SIGNATURE OF APPLICANT CAPACITY OF APPLICANT

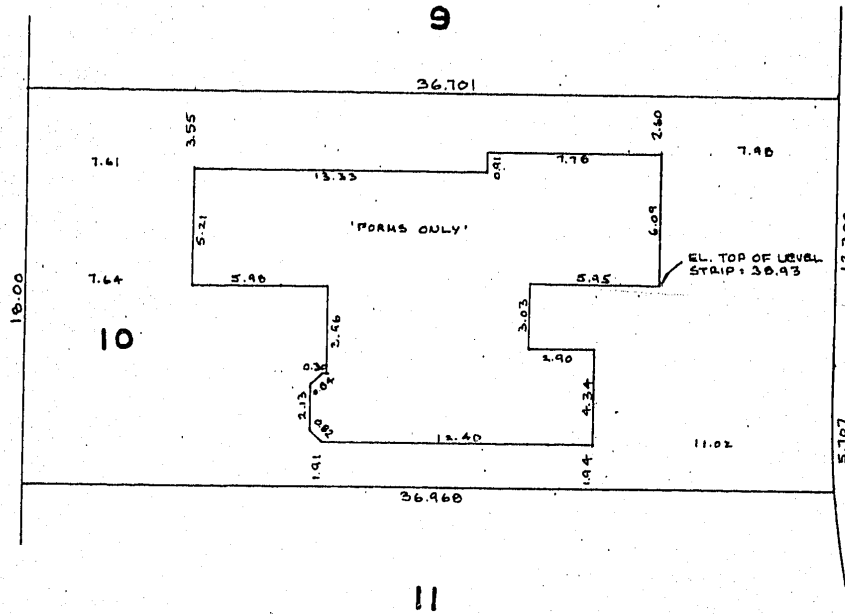
OFFICE COPY

"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."

**PLAN SHOWING LOCATION OF FORMS ON LOT 10,
S.W. 1/4, SEC. 12, TP. 1, PLAN 70594, N.W.D.**

1143 - 163 B Str

Scale - 1 : 250



163rd STREET

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

All-Olsen

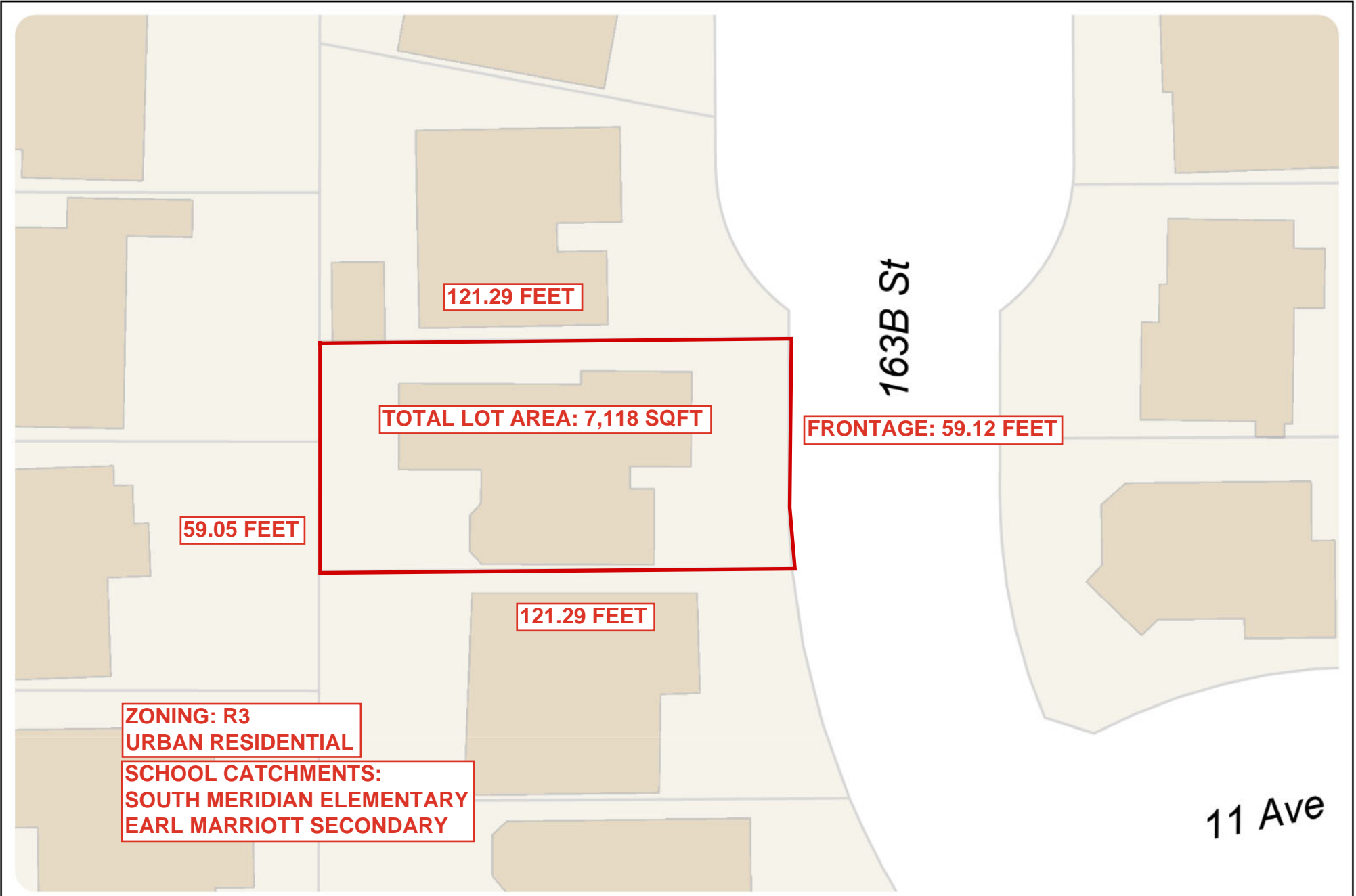
B. C. L. S.

Dated this 21 day of FEB. 1986

Your Ref. -

Our File - 5766-86

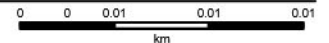
"This copy is provided from City of Surrey files pursuant to the Copyright Act, Section 32.2(1). Permission is required from the originator of the document for any additional copies."



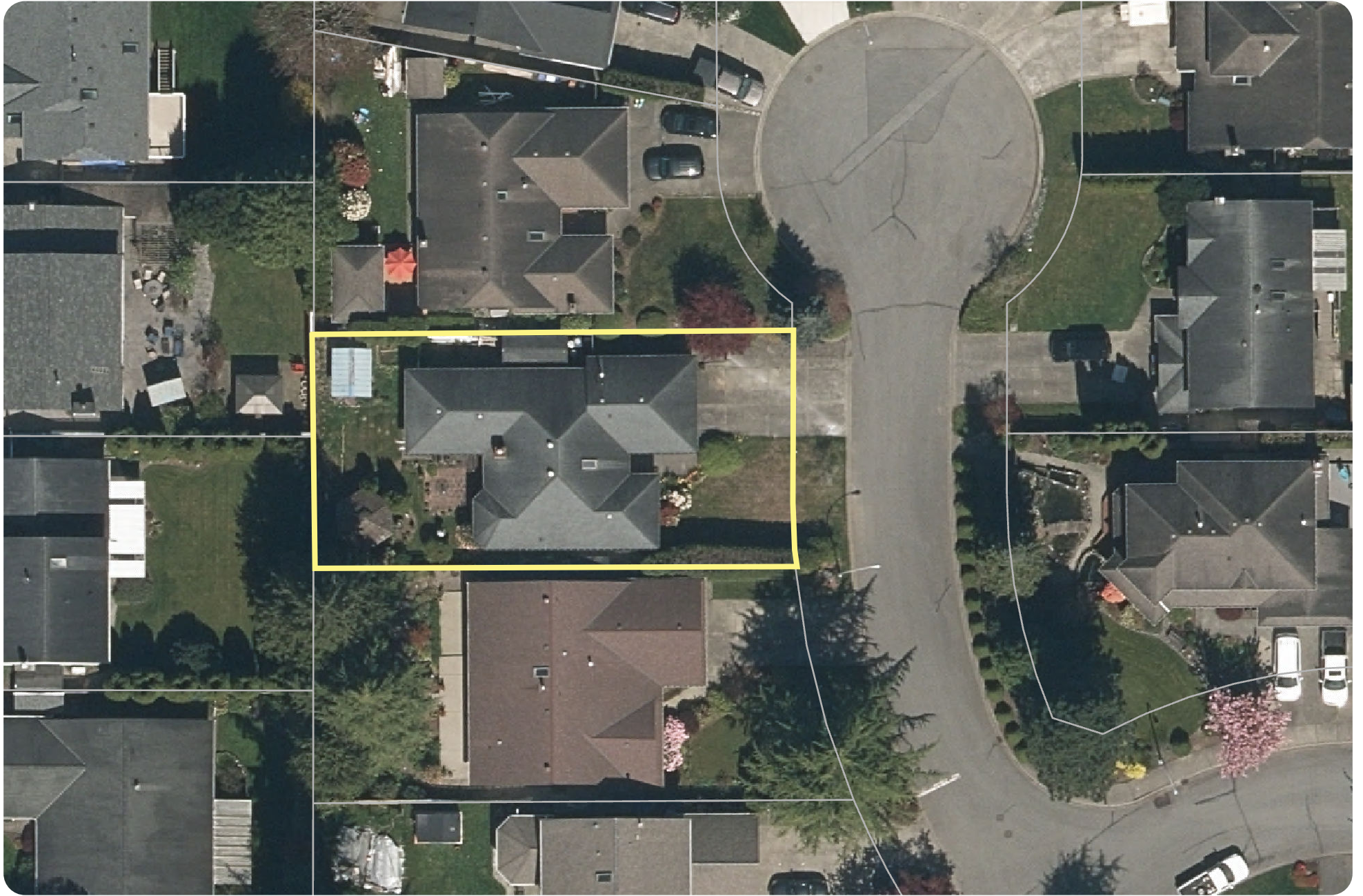
1143 163B Street

Scale: 1:400

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



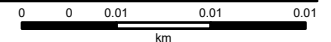
Map created on: 2026-03-04



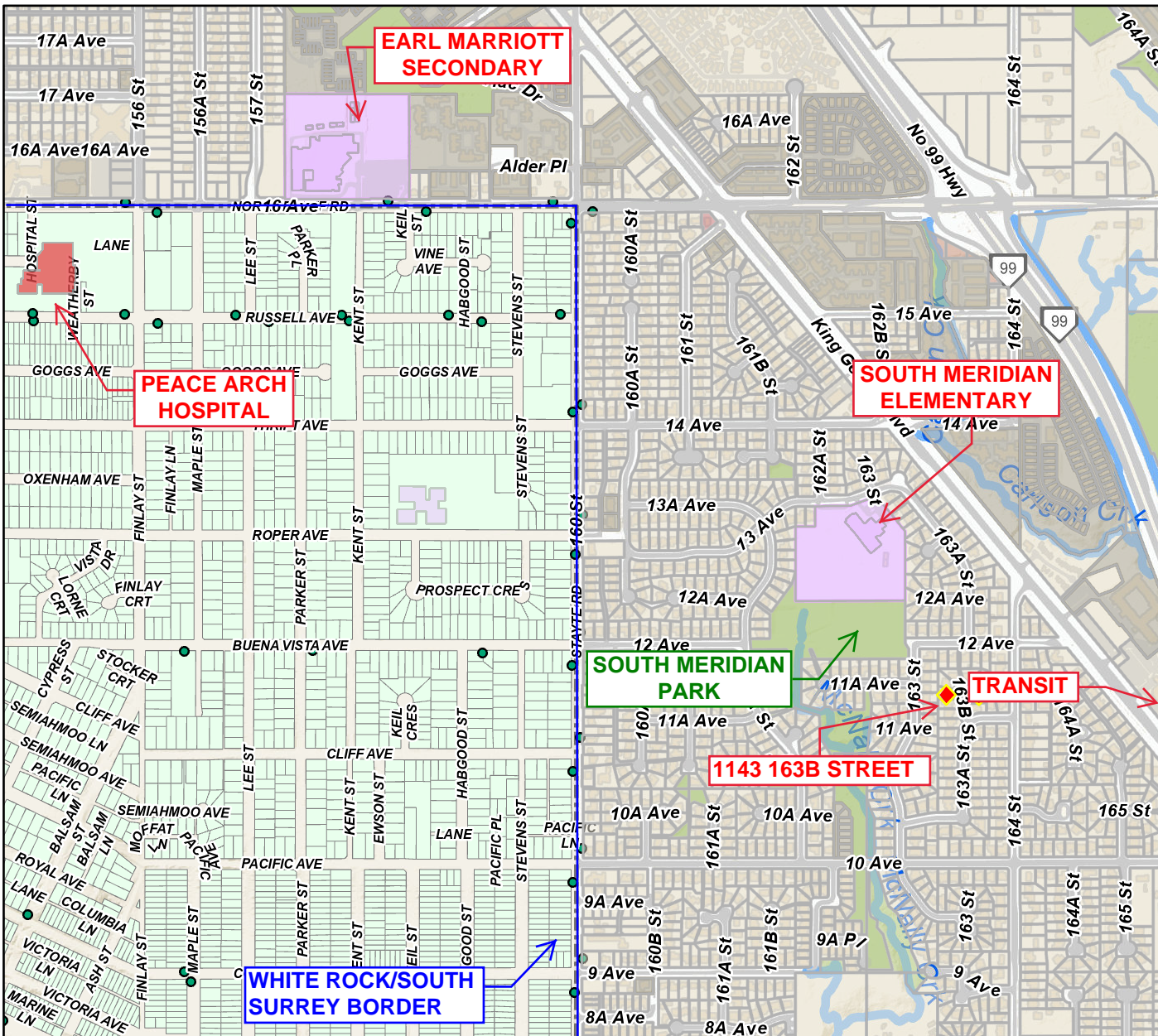
1143 163B Street

Scale: 1:400

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: 2026-03-04

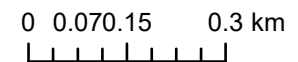


Legend

- Road
- Names4000_
- Building
- Large
- (Health Care)
- Building Large
- Hospital
- School
- Bus Stops
- Lots
- (outlines)
- Lots

1143 163B STREET

Scale: 1:11,500





1143 163b 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

South Meridian Elementary

Designated Catchment School
Grades K to 7
16244 13 Ave

École Earl Marriott Secondary

Designated Catchment School
Grades 8 to 12
15751 16 Ave

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

Other Local Schools

East Kensington Outdoor Learning

Grades K to 5
2795 184 St

PARKS & REC

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



South Meridian Park

16187 - 12 Avenue



2 mins

Meridian Golf - Par 3

1054 - 168th Street



13 mins

Fergus Watershed Park

1277 168 Street



9 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Golf Course

3 Basketball Courts

2 Sports Courts

1 Ball Diamond

2 Trails

4 Sports Fields

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop

Southbound King George Blvd at 164 St



3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2km.

Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15315 Pacific Ave



Police Station

15299 Pacific Ave

South Meridian Park



Location

16187 - 12 Avenue, Surrey BC

About South Meridian Park

Come play soccer or walk through the woods in this neighbourhood park next to South Meridian Elementary. This park is also the headwaters for McNally Creek, running south to the Little Campbell River.

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