

13125 14 AVENUE
OFFERED AT \$3,999,000













Presented by:

Beebe Cline - PREC

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



Active
R3105249
Board: F
House/Single Family

13125 14TH AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1G6

Residential Detached

\$3,999,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,999,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 2023
Frontage(feet): 65.00	Bathrooms: 11	Age: 3
Frontage(metres): 19.81	Full Baths: 10	Zoning: R3
Depth / Size: 136	Half Baths: 1	Gross Taxes: \$13,721.71
Lot Area (sq.ft.): 8,885.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 002-828-863	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Some Ocean View South Tp Floor	Tour:
Complex/Subdiv: Ocean Park	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 11	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple, Open, RV Parking Avail.		
Exterior: Glass, Stucco	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Bik	Dist. to School Bus: 3 Blks	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 3	Reno. Year:	Property Disc.: Yes	
R.I. Fireplaces:	Rain Screen: Full	Fixtures Leased: No	
Fireplace Fuel: Electric	Metered Water:	Fixtures Rmvd: No	
Fuel/Heating: Heat Pump, Hot Water, Radiant	R.I. Plumbing: Yes	Floor Finish: Softwood, Tile, Wall/Wall/Mixed	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)			
Type of Roof: Torch-On			

Legal: **LOT 85 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 61651**

Amenities: **Air Cond./Central, Bike Room, Guest Suite, In Suite Laundry, Independent living, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Security System, Sprinkler - Fire, Storage Shed, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo, Wine Cooler**

Finished Floor (Main):	2,731	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,983	Main	Living Room	21'6 x 11'7	Above	Bedroom	19'3 x 11'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Great Room	26'10 x 20'11	Above	Walk-In Closet	5'6 x 5'3	Main 2
Finished Floor (Below):	2,059	Main	Kitchen	21'8 x 12'6	Above	Bedroom	13'10 x 11'11	Main 3
Finished Floor (Basement):	0	Main	Wok Kitchen	13'3 x 12'2	Above	Walk-In Closet	9'2 x 5'0	Main 3
Finished Floor (Total):	6,773sq. ft.	Main	Pantry	8'0 x 3'11	Above	Bedroom	13'10 x 11'9	Above 4
Unfinished Floor:	0	Main	Bedroom	21'8 x 18'0	Above	Bedroom	12'8 x 11'11	Above 3
Grand Total:	6,773sq. ft.	Main	Bedroom	16'6 x 14'11	Above	Laundry	8'1 x 5'6	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	4'11 x 4'10			x	Above 3
		Main	Storage	8'8 x 7'5	Below	Media Room	20'2 x 17'5	Above 3
		Main		x	Below	Bar Room	10'5 x 8'3	Below 3
		Main		x	Below	Living Room	12'0 x 13'5	Below 3
Suite: Licensed Suite, Unauthorized		Above	Primary Bedroom	19'10 x 15'0	Below	Kitchen	9'2 x 13'5	Below 3
Basement: Full, Fully Finished, Separate Entry		Above	Walk-In Closet	10'6 x 7'9	Below	Bedroom	12'3 x 10'2	Below 3

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4	# of Rooms: 28	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Ocean Park Terrace. Grand custom built in 2023. Home offers 6,773 SF. Multi-Generational living and/or revenue potential. Four kitchens/Eleven bedrooms & eleven bathrooms. Top Floor: 1,983 SF/five bedrooms all ensuited. Ocean view south balcony off primary 354 SF. Main Floor Vaulted Entry: 2,731 SF. Great room concept (567 SF). Kitchen with large spice kitchen 420 SF. Private, fenced backyard with turf & shed. Two bedrooms on main could be third revenue suite. Below: 2,059 SF. Full media room, bar, spa room plus two self contained two bedroom suites. Triple garage parking driveway nine vehicles & storage room. Central A/C, radiant heated floors, three fireplaces, HVAC, sprinkler, vac system, fully automated-Control4, eight camera security system, solar panels, natural gas on balconies, custom window treatments plus plenty of storage. 2-5-10 Warranty.

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'.

13125 14 AVENUE

PROPERTY COST			
List Price		\$ 3,999,000.00	
REVENUE		Monthly	Yearly
Current Revenue for Suite A - Two Bedroom		\$2,050.00	\$24,600.00
Current Revenue for Suite B - Two Bedroom		\$1,900.00	\$22,800.00
Total Revenue		\$3,950.00	\$47,400.00
EXPENSES		Monthly	Yearly
Property Taxes		\$1,143.48	\$13,721.71
Insurance		\$257.33	\$3,088.00
Hydro		\$141.44	\$1,697.23
Gas		\$243.06	\$2,916.66
Water		\$223.29	\$2,679.52
Security System		\$29.50	\$354.00
Total Expenses		\$2,038.09	\$24,457.12

* Expenses based on estimated figures & should be verified by the Buyer if deemed important



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

FINAL BUILDING APPROVAL

Date: May 25, 2023 13:24

Address: 13125 14 Ave
REVISION 1 SINGLE FAMILY DWELLING
WITH SECONDARY SUITE -DIGITAL ONLINE
STEP 3

Legal Description: LT 85 SC NW8 T1 PL61651

Permit Number: 21-043297-000-01

Permit Type: Residential C-S-Single Family (Secondary Suite)-New

"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."

Page 1 of 1

A handwritten signature in black ink, appearing to read "RG".

Reece Garcea

Reece.Garcea@s

Please allow 3-4 weeks from the date of Final Building Approval to process damage deposit refunds.

13125 - 14 Ave (01400)
REVISION 1 SINGLE FAMILY DWELLING WITH
SECONDARY SUITE -DIGITAL ONLINE STEP 3

B-21-043297-0-1
AREA: SOUTH

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 13125 - 14 Ave REVISION 1 SINGLE FAMILY DWELLING WITH SECONDARY SUITE -DIGITAL ONLINE
STEP 3

LEGAL DESCRIPTION: LT 85 SC NW8 T1 PL61651

ZONE: RF

PERMIT TYPE: Residential C-S **BUILDING TYPE:** Single Family (Secondary Suite) **WORK PROPOSED:** New

DECLARED VALUE OF CONSTRUCTION: \$0

WORK DESCRIPTION:

REVISION # 01: Multiple changes (see clouds)
SINGLE FAMILY DWELLING WITH SECONDARY SUITE Two storey on finished basement. TRIPLE Garage
BC Energy Step Code: Step 3
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.
MBE: 72.70m Heating: RADIANT
MAXIMUM F.A.R. AND SITE COVERAGE ACHIEVED
P. Eng. Geotechnical & Structural as per AS RATHOD
Inspections required.
RWL TO SPLASH PADS

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

Dal-Kan Home Development Inc. 13125 14 Ave Surrey V4A 1G6

OWNER:

"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."

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	existing and metered
STORM CONNECTION:	to be applied for	ELECTRICAL:	Overhead
DRIVEWAY WIDTH:	6		

COMMENTS:

ENG - Driveway permit required, driveway access is not to exceed 6 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 - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP. ENG - Inspection chamber must be installed at the property line for use of any existing storm connection. City Road & Right of Way Permit is required from Eng. Dept. if an inspection chamber must be installed. ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law. ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY.

ISSUED BY: IP4

DATE OF ISSUANCE:

THURSDAY DECEMBER 08, 2022

DEPARTMENT COPY

13125 - 14 Ave (01400)
SINGLE FAMILY DWELLING WITH SECONDARY SUITE

B-21-043297-0-0
AREA: SOUTH

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 13125 - 14 Ave SINGLE FAMILY DWELLING WITH SECONDARY SUITE
LEGAL DESCRIPTION: LT 85 SC NW8 T1 PL61651
ZONE: RF
PERMIT TYPE: Residential C-5 **BUILDING TYPE:** Single Family (Secondary Suite) **WORK PROPOSED:** New
DECLARED VALUE OF CONSTRUCTION: \$800,000

WORK DESCRIPTION:

SINGLE FAMILY DWELLING WITH SECONDARY SUITE Two storey on finished basement. TRIPLE Garage
BC Energy Step Code: Step 3
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.
MBE: 72.70m Heating: RADIANT
MAXIMUM F.A.R. AND SITE COVERAGE ACHIEVED
P. Eng. Geotechnical & Structural as per AS RATHOD
Inspections required.
RWL TO SPLASH PADS

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

Dal-Kan Home Development Inc. 13125 14 Ave Surrey V4A 1G6

OWNER:

"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."

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	existing and metered
STORM CONNECTION:	to be applied for	ELECTRICAL:	Overhead
DRIVEWAY WIDTH:	6		

COMMENTS:

ENG - Driveway permit required, driveway access is not to exceed 6 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 - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP.
ENG - Inspection chamber must be installed at the property line for use of any existing storm connection. City Road & Right of Way Permit is required from Eng. Dept. if an inspection chamber must be installed.
ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law.
ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property.
ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY.

ISSUED BY: IP4

DATE OF ISSUANCE:

WEDNESDAY JUNE 22, 2022

DEPARTMENT COPY

Home type:

Address

Street:

City:

Legal Description

PID:

Search results:

Surrey, 13125 14 Avenue

Click on the address for more details

1 new homes found where home type is 'Single' AND PID contains '002828863'

Registered with home warranty insurance.

Builder: Dal-Kan Home Development Inc.

Visit the [Builder Registry](#) for more builder information.

Builder's Warranty Number: NHWB98382

Warranty Commencement Date: 2023/May/25

Warranty Provider: National Home Warranty Group Inc. for Aviva Insurance Company of Canada
Phone: 604-608-6678
Website: www.nationalhomewarranty.com

Address: 13125 14 Avenue, Surrey BC V4A 1G6

Legal Description: Lot 85 Plan NWP61651 Part1 NW Section 8 Township 1 Land District 36

PID: 002-828-863

Understanding your Search Results

Registered with home warranty insurance

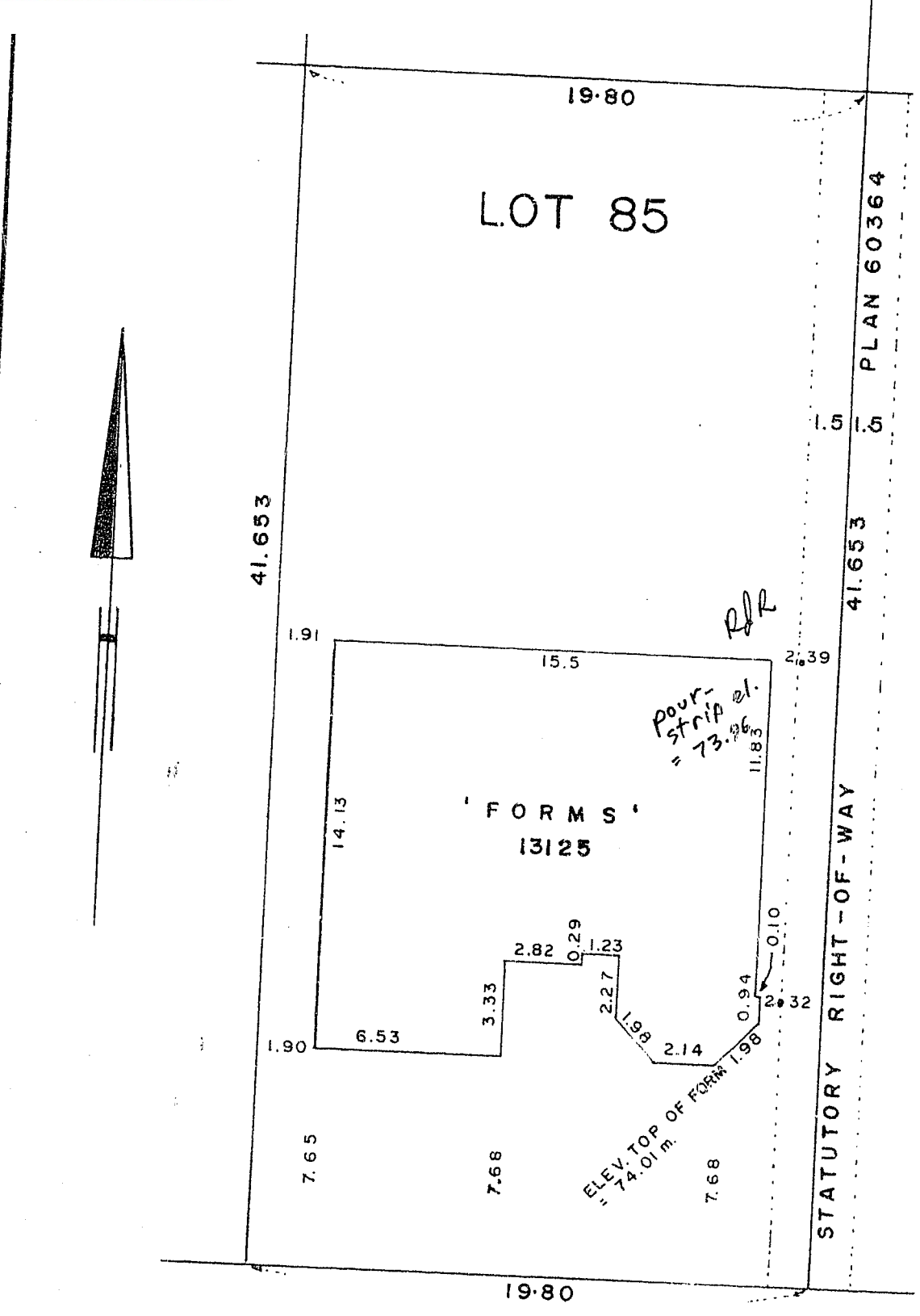
Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

13125-14 Ave

BP.# 45268

PLAN OF
LOT 85, N.W. 1/4 SECTION 8 TOWNSHIP 1,
PLAN 61651,
NEW WESTMINSTER DISTRICT

"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."



14th AVE.

I hereby certify that this sketch shows the registered dimensions of the above described property and the relative location of the improvements thereon.

Sept. 23, 1986

R.J. Reynolds
R. J. REYNOLDS, B.C.L.S.

SCALE-1:200

Not to be used for locating property lines

R.J. REYNOLDS
B.C. Land Surveyor
Canada Lands Surveyor
3525 - 140th Street,
Surrey, B.C.
V4A 4J8 Ph. 531-0011

TOTAL LOT AREA: 8,885 SQFT

DEPTH: 136 FT

FRONTAGE: 65 FT

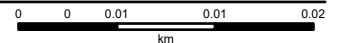
14 Ave

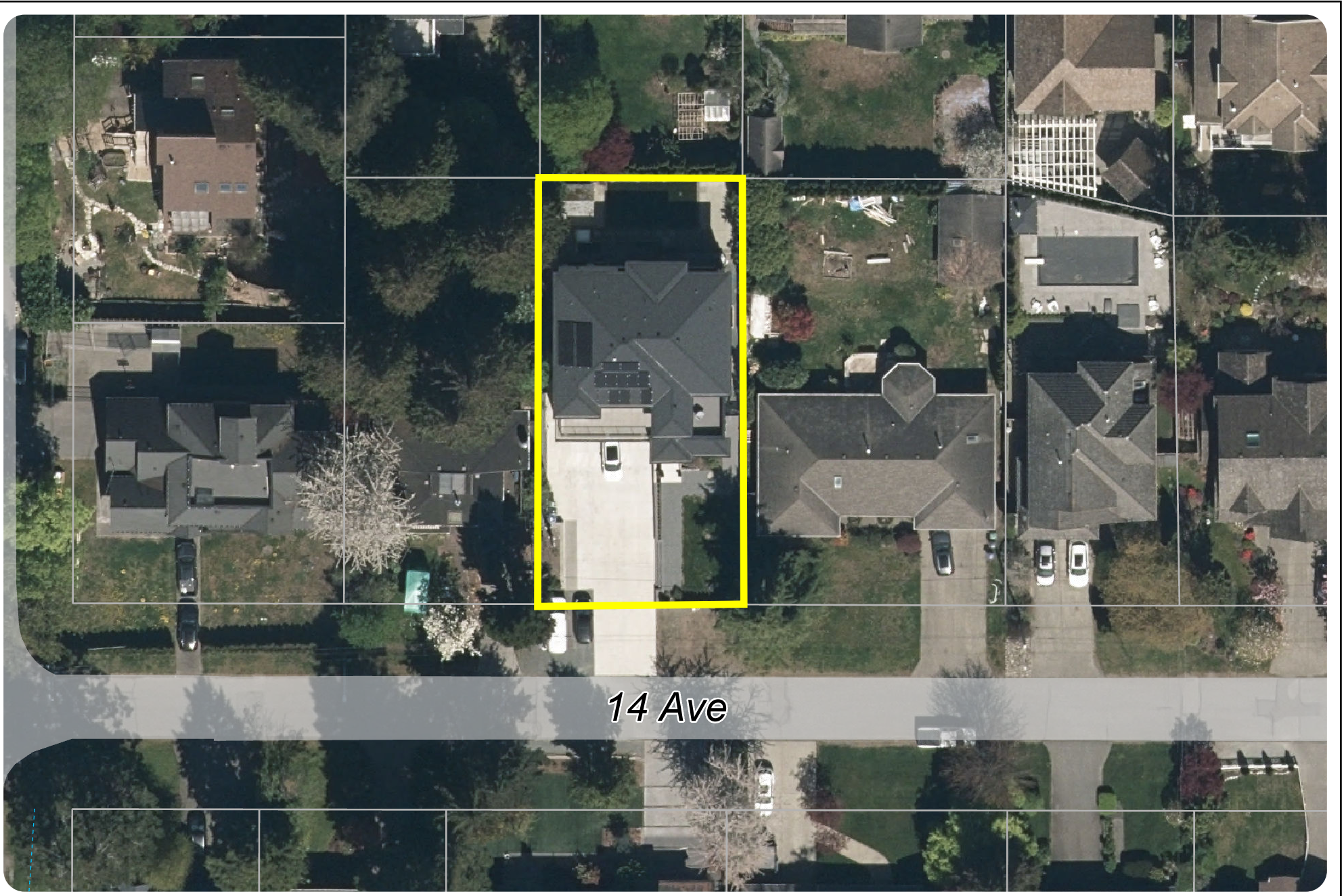
**ZONING: R3
URBAN RESIDENTIAL**

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

13125 14 Avenue

Scale: 1:500





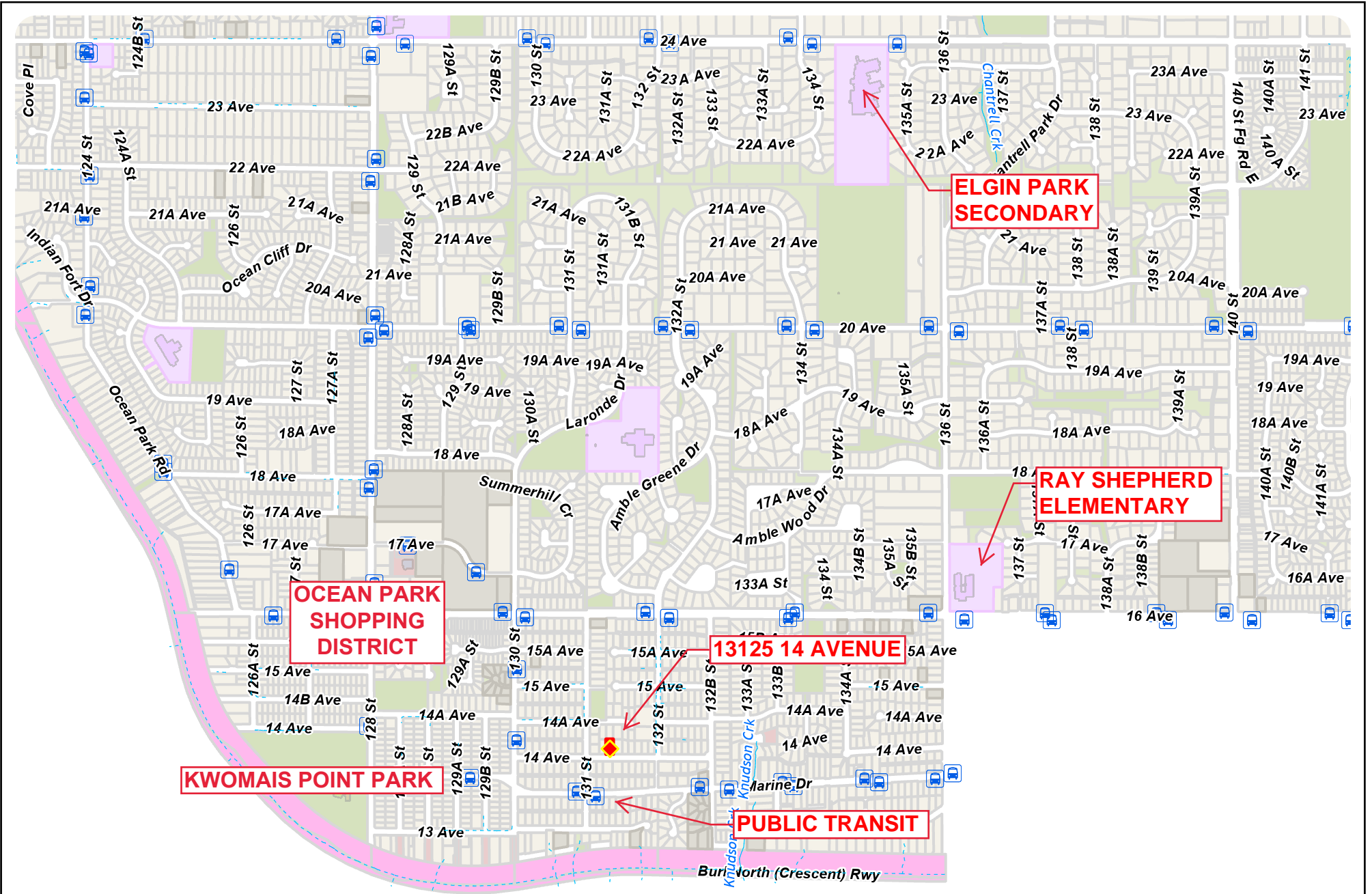
13125 14 Avenue

Scale: 1:500

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



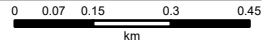
Map created on: 2026-03-23



13125 14 Avenue

Scale: 1:14,500

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: 2026-03-23



13125 14 Avenue

Surrey, British Columbia

HOODQ ADDRESS REPORT™

Beebe Cline
16048307458

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

SCHOOLS

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



Nearby Schools

Ray Shepherd Elementary
Designated Catchment School
Grades K to 7
1650 136 St

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

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 7 recreation facilities within a 20 minute walk from this address.



Fun Fun Park
1472 - 128 Street

7 mins

Summerhill Park
13089 Summerhill Crescent

10 mins

Kwomais Point Park
1367 128 Street

9 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 2 Sports Fields
2 Basketball Courts 2 Trails
1 Ball Diamond

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
Eastbound Marine Dr at 131 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 5km.

Fraser Health - Peace Arch Hospital
15521 Russell Ave

Fire Station
2610 128 St

Police Station
1815 152 St



Disclaimer: These materials have been prepared for bcline@shaw.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.