

13102 13 AVENUE











Presented by:

Beebe Cline - PREC

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



Active

R3146934

Board: FHouse/
Single Family

13102 13 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 1B8

Residential Detached

\$3,599,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,599,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1994
Frontage(feet): 77.20	Bathrooms: 4	Age: 32
Frontage(metres): 23.53	Full Baths: 3	Zoning: R3
Depth / Size: 91x102	Half Baths: 1	Gross Taxes: \$12,362.42
Lot Area (sq.ft.): 7,498.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 017-527-562	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Waterfront Property		
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: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **4 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT A SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP2009**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Windows - Thermo**

Finished Floor (Main):	1,188	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	884	Main	Family Room	18'1 x 13'5	Below	Laundry	8'8 x 7'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'6 x 9'10			x	Main	2
Finished Floor (Below):	1,366	Main	Living Room	14'10 x 11'2			x	Above	5
Finished Floor (Basement):	0	Main	Living Room	14'10 x 14'10			x	Below	3
				x			x	Below	3
Finished Floor (Total):	3,438sq. ft.	Above	Foyer	14'3 x 8'5			x		
Unfinished Floor:	0	Above	Primary Bedroom	14'10 x 12'11			x		
Grand Total:	3,438sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'10 x 12'11			x		
		Below	Walk-In Closet	6'11 x 5'6			x		
		Below	Bedroom	11'5 x 11'0			x		
		Below	Bedroom	10'7 x 10'4			x		
		Below	Family Room	14'10 x 13'5			x		
Suite: None									
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

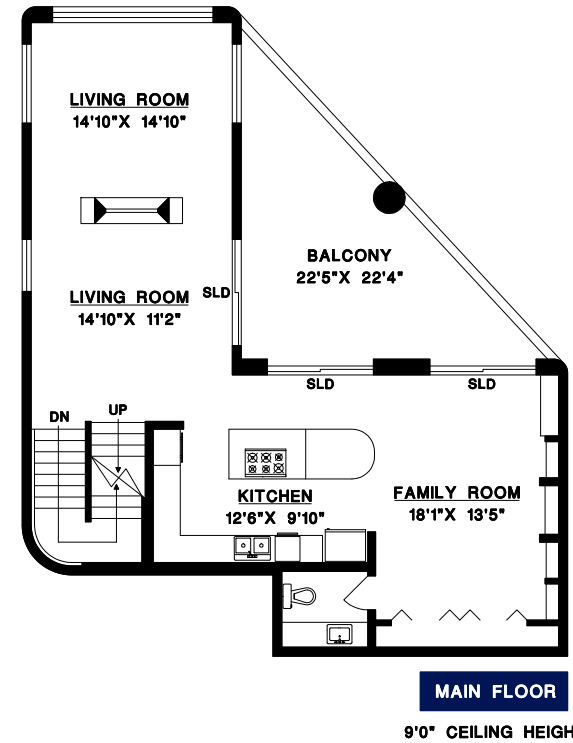
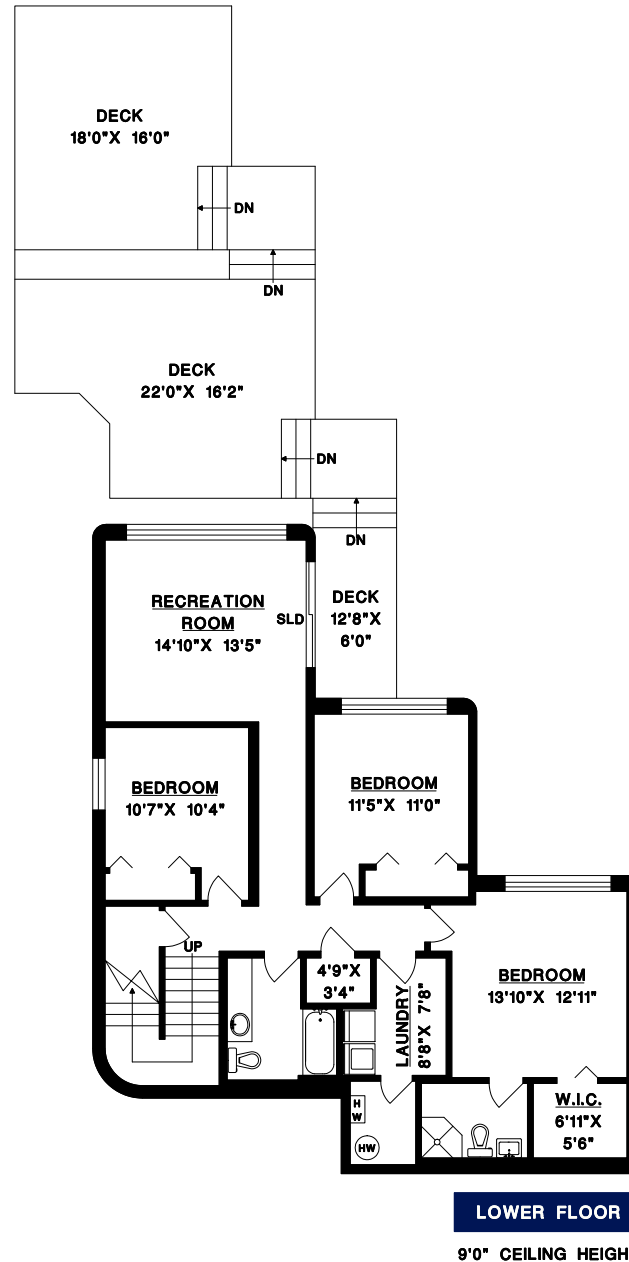
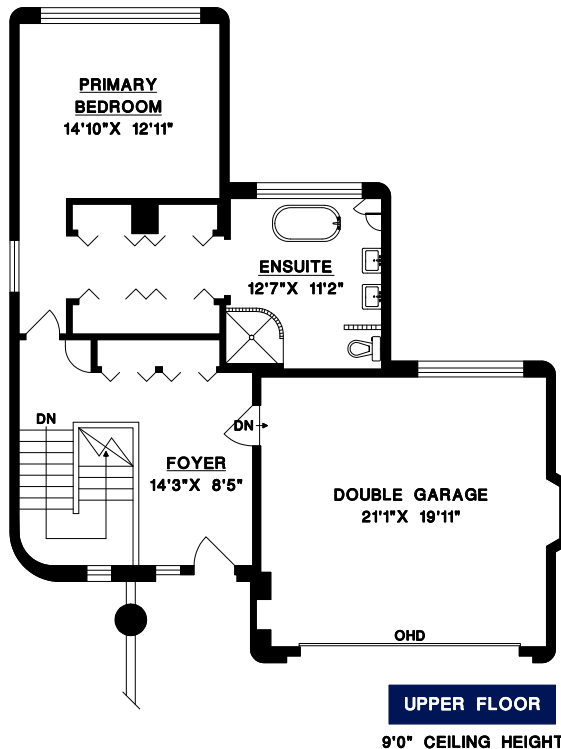
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Serene, Private Waterfront Lot 7,498 SQFT, situated next to parkland and on a quiet street. Home is 3,398 SF on three levels, 4 bedrooms/3.5 bath. Custom build by local, famous Architect Mark Ankenman. Primary bedroom suite, all of top floor. Expansive kitchen with high-end stainless appliances. Nine-foot ceilings on every level. Radiant in-floor heating and open concept floor plan. Stairs next door to beach front. Easy walk into Ocean Park Village. School Catchments: Ray Shepherd Elementary & Elgin Park Secondary.

BEEBE CLINE

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

**13102 13TH AVENUE,
SURREY, B.C.**



UPPER FLOOR	884	SQ. FT.
MAIN FLOOR	1188	SQ. FT.
LOWER FLOOR	1366	SQ. FT.
FINISHED AREA	3398	SQ. FT.
GARAGE	473	SQ. FT.
BALCONY	299	SQ. FT.
DECK	805	SQ. FT.



1" = 6"
SCALE

DRAWN BY: CN
DATE: JULY 2026
REVISED:



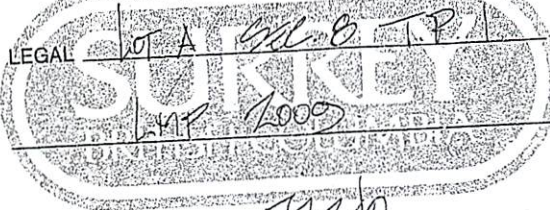
DISTRICT OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 13102-13 AVE



BUILDING PERMIT No. 71240

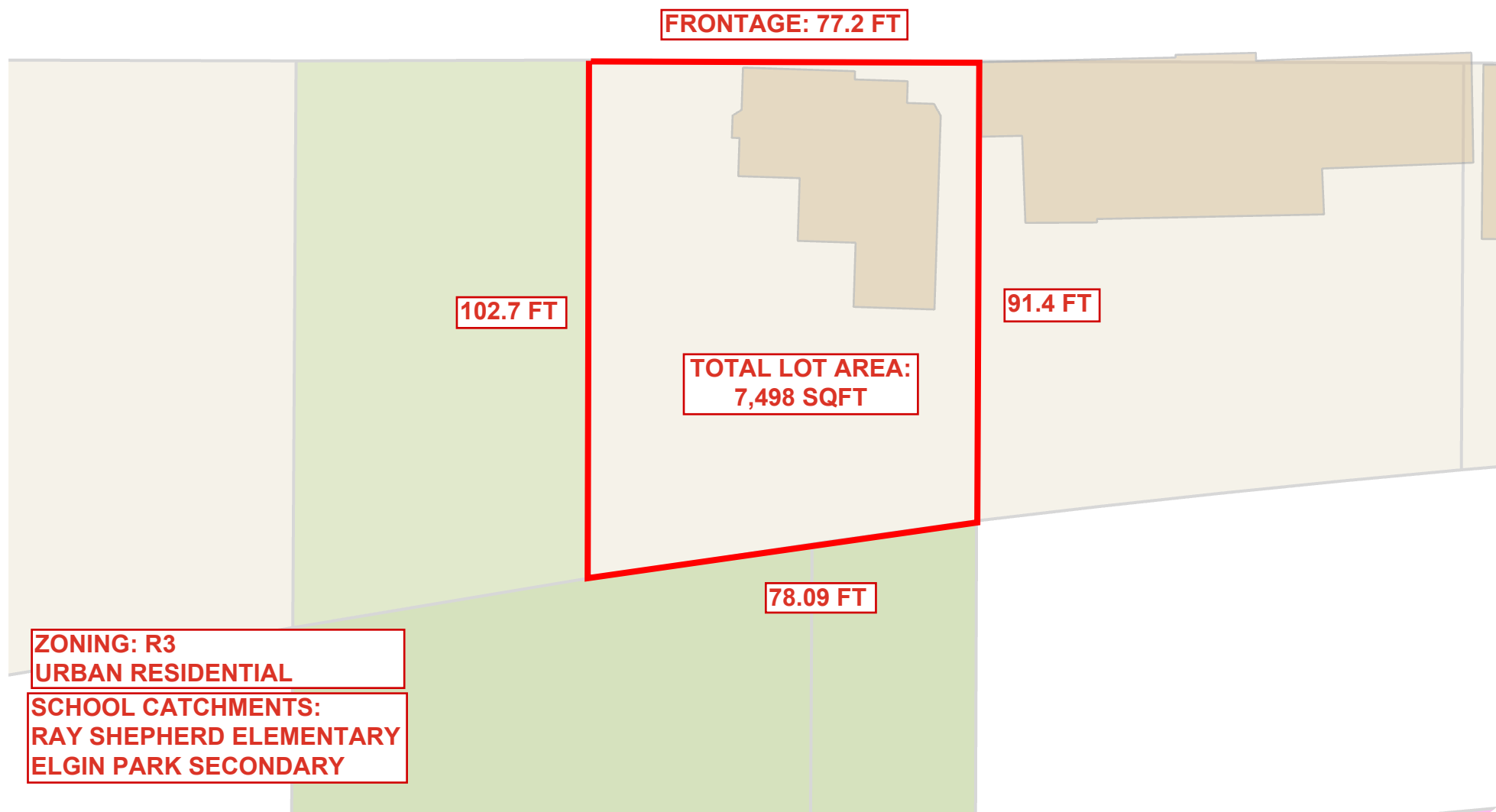
DATE

JUNE 10 '94

BUILDING INSPECTOR
PER D. MAGNUSSON, P. ENG.
MANAGER, BUILDING DIVISION

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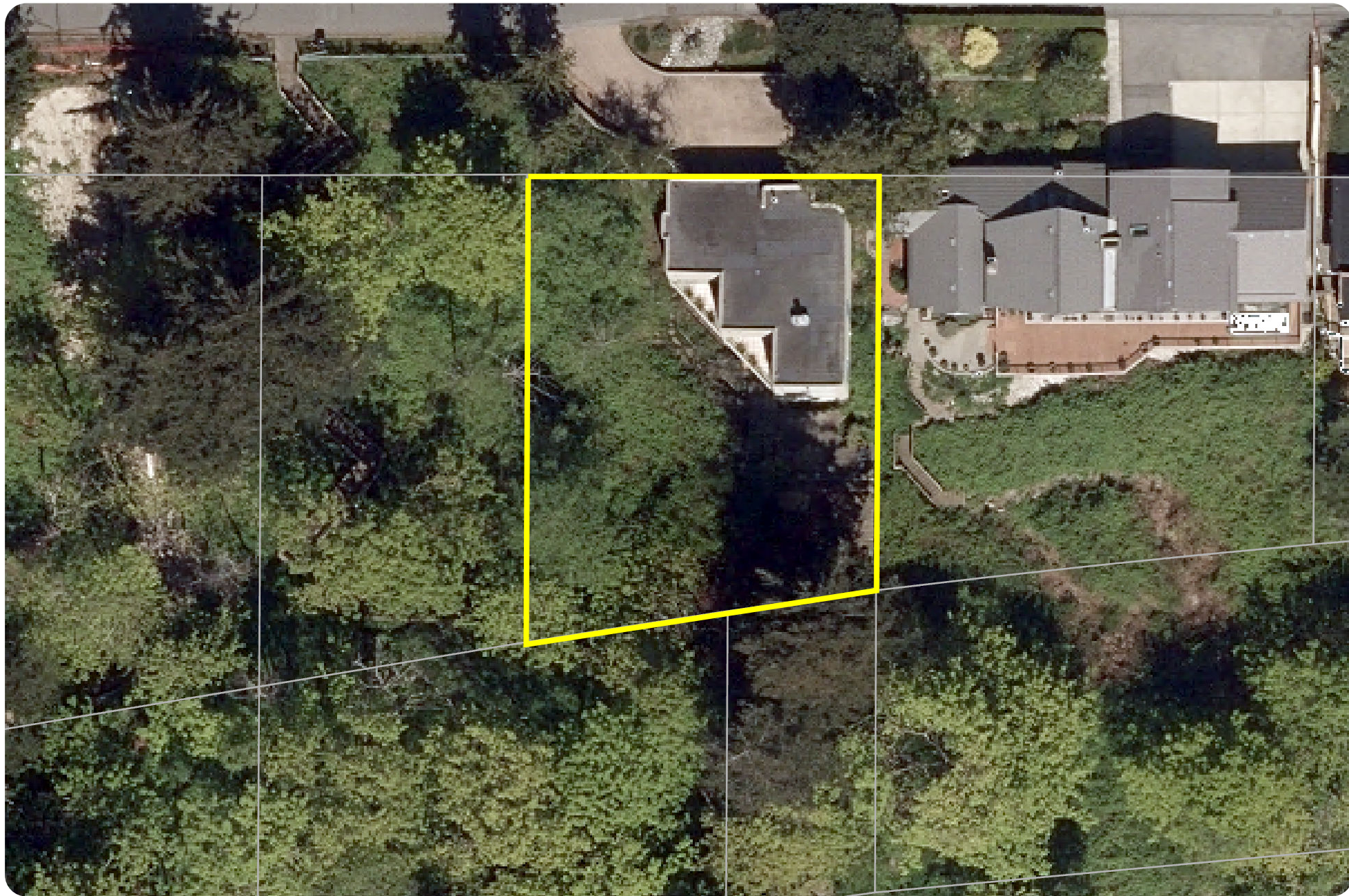
13 Ave



13102 13 Avenue

Scale: 1:350





13102 13 Avenue

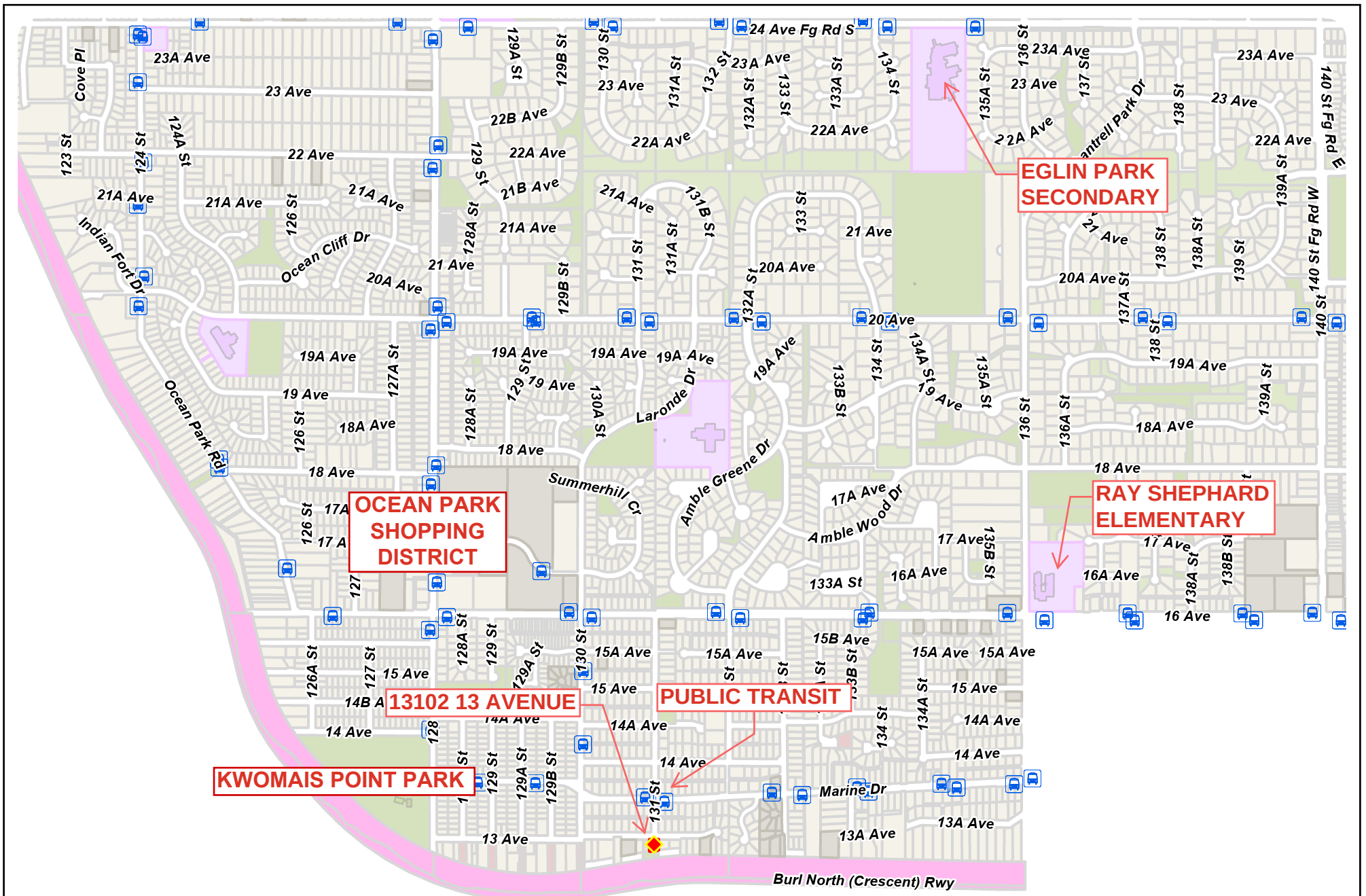
Scale: 1:350

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0 0 0 0.01 0.01
km

Map created on: 2026-06-30



13102 13 Avenue

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Scale: 1:14,000

0 0.07 0.15 0.3 0.45
km

Map created on: 2026-06-30

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.



13102 13 Ave

Surrey, BC

HOODQ ADDRESS REPORT™

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

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



13 mins



Kwomais Point Park

1367 128 Street



8 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

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