

13536 14 AVENUE













Presented by:

Beebe Cline - PREC

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



Active
R3148635
Board: F
House/Single Family

13536 14 AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 5H5

Residential Detached

\$2,365,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,365,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2009
Frontage(feet): 72.00	Bathrooms: 5	Age: 17
Frontage(metres): 21.95	Full Baths: 3	Zoning: R3
Depth / Size: 88	Half Baths: 2	Gross Taxes: \$7,995.65
Lot Area (sq.ft.): 6,374.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.15	P.I.D.: 027-761-665	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
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.**
Construction: **Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Heat Pump, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **2 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP39282**

Amenities: **Air Cond./Central, Garden, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,399	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,507	Main	Foyer	6'6 x 5'11	Above	Hobby Room	11'9 x 10'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Great Room	17'11 x 14'6			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'5 x 10'7	Below	Media Room	18'2 x 17'10	Above	5
Finished Floor (Basement):	1,770	Main	Kitchen	15'3 x 10'2	Below	Recreation Room	17'11 x 14'0	Above	4
Finished Floor (Total):	4,676sq. ft.	Main	Eating Area	15'3 x 13'2	Below	Games Room	14'7 x 12'7	Above	2
Unfinished Floor:	0	Main	Office	11'11 x 11'0	Below	Wine Room	9'11 x 7'5	Below	3
Grand Total:	4,676sq. ft.	Main	Mud Room	10'7 x 6'8	Below	Bedroom	10'3 x 9'3		
				x	Below	Bedroom	14'7 x 9'10		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 14'7	Below	Utility	7'6 x 5'10		
		Above	Walk-In Closet	10'4 x 6'11			x		
		Above	Bedroom	14'8 x 11'0			x		
Suite: None		Above	Bedroom	13'2 x 10'8			x		
Basement: Full, Fully Finished, Separate Entry		Above	Bedroom	11'11 x 10'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 20	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

French Country Design 4,676 SF on three levels with ocean view south top floor home sits direct south. Elegant coved stone entry leads to foyer. Main floor is vaulted, executive office at entry, great room design with natural gas fireplace, central A/C, entertaining sized kitchen, dining & seating areas. Main Floor: 1,400 SF. A traditional family Layout up features 4 bedrooms with playroom and full Laundry room. The generous sized top floor equals 1,507 SF. Below: 2 full bedrooms, media room, wine room, storage, large lounge & games room with walk-out access patio to outside backyard 1,770 SF - could be suited. Private fenced backyard/south facing. Schools: Ray Shepherd Elementary and Elgin Park Secondary. Quiet no traffic street with lane access. Excellent location, easy to commute and go shopping.



HUGH & McKINNON
REALTY LTD. EST. 1909

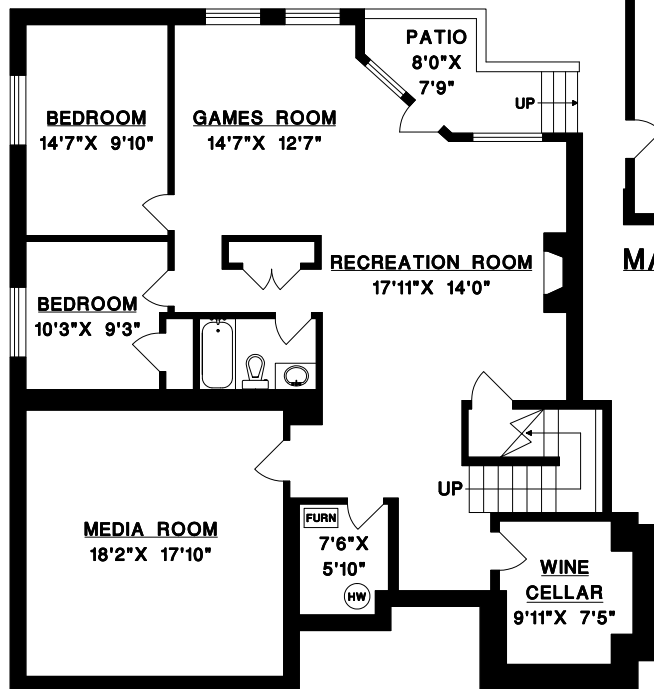
BEEBE CLINE

BUS: 604-531-1909

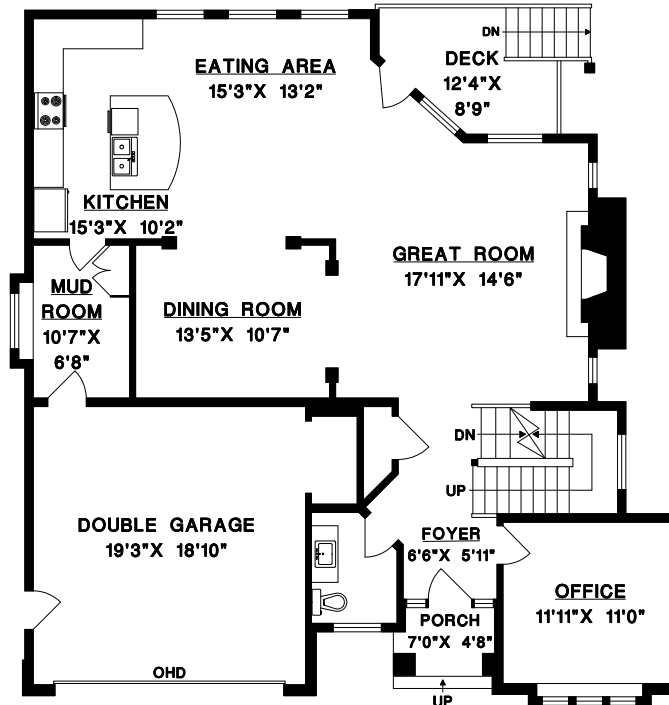
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www.whiterocklifestyles.com

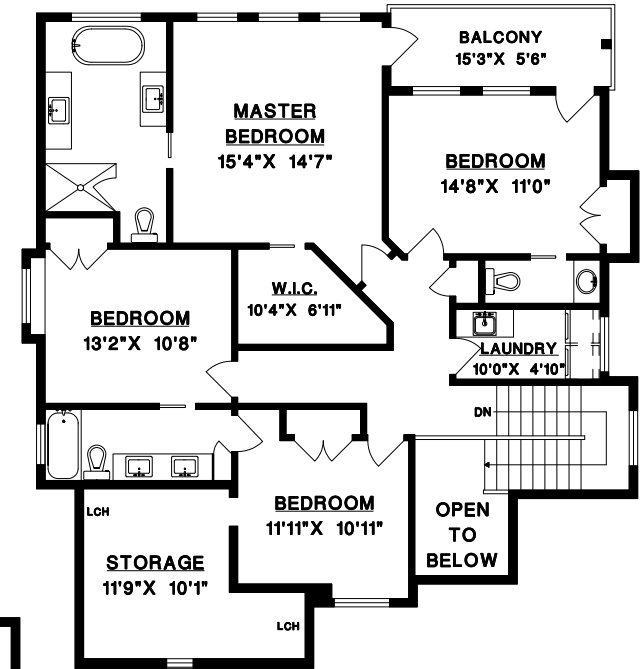
13536 14TH AVENUE,
WHITE ROCK, B.C.



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

* UPPER FLOOR	1507	SQ. FT.
MAIN FLOOR	1399	SQ. FT.
LOWER FLOOR	1770	SQ. FT.
FINISHED AREA	4676	SQ. FT.

GARAGE	392	SQ. FT.
BALCONY	83	SQ. FT.
DECK	78	SQ. FT.
PATIO	64	SQ. FT.
PORCH	31	SQ. FT.

* Includes limited ceiling heights.



1" = 6'
SCALE

DRAWN BY: CN
DATE: JULY 2014
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca



13536 14 AVENUE			
PROPERTY COST			
List Price		\$ 2,365,000.00	
EXPENSES		Monthly	Yearly
Property Taxes		\$666.30	\$7,995.65
Insurance		\$250.00	\$3,000.00
Hydro		\$200.00	\$2,400.00
Gas		\$125.00	\$1,500.00
Water/Sewer		\$100.00	\$1,200.00
Total Expenses		\$1,341.30	\$16,095.65

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

Final Building Inspection Date: Sep 16, 2011
Result: FINAL BUILDING APPROVAL

Address 13536 14 Ave
 SINGLE FAMILY DWELLING

Permit Number 09-012995-000-00

News Bulletin:

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13536 - 14 Ave (01400)
SINGLE FAMILY DWELLING

B-09-012995-0-0
BLDG INSP. AREA 5

CITY OF SURREY

PO9 - 11369

BUILDING PERMIT

PROJECT ADDRESS: 13536 - 14 Ave SINGLE FAMILY DWELLING
LEGAL DESCRIPTION: LT A SC 8 T1 PLBCP39282
ZONE: RF WORK PROPOSED: New
BUILDING TYPE: Single Family PERMIT TYPE: Residential C-S

WORK DESCRIPTION:

SINGLE FAMILY DWELLING Two storey on finished basement. Double garage.
SECONDARY SUITES ARE NOT PERMITTED.
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.
RCs: Building Scheme, Tree Pres. MBE: 67.60 Heating: Forced Air
MAXIMUM F.A.R. ACHIEVED P. Eng. Structural as per Hum; P. Eng. Plumbing as per Patena
Framing shall not extend to floor level at all "window seat" areas
Covered areas shall be for "Patio Use" ONLY.

Prior to form inspection, P. Eng. to provide evidence for the permissibility of Xypex traffic course membrane or some other brand of traffic membrane

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

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OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	Yes
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Yes
SAN. CONNECTION:	Yes	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	Yes
STORM CONNECTION:	Yes	ELECTRICAL:	Underground
DRIVEWAY WIDTH:	6.0		

COMMENTS:

ENG - SERVICES UNDER PROJECT: 7807-0344-00
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 lot detention
ENG - Reconnection of Services for Storm Connection

ISSUED BY: SN3
DATE OF ISSUANCE: WEDNESDAY, AUGUST 12, 2009

DEPARTMENT COPY

BRITISH COLUMBIA LAND SURVEYOR'S
FOUNDATION LOCATION CERTIFICATE
 COVERING: LOT A of SECTION 8
TOWNSHIP 1, PLAN BCP 39282
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

13536 14th Avenue
 Surrey, B.C.

ELEVATION: 33.81m.

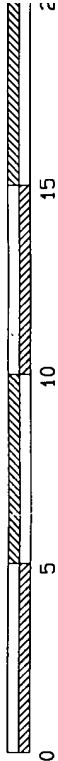
Top of Foundation Level Strip
 at North West Corner of Foundation

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14th Avenue

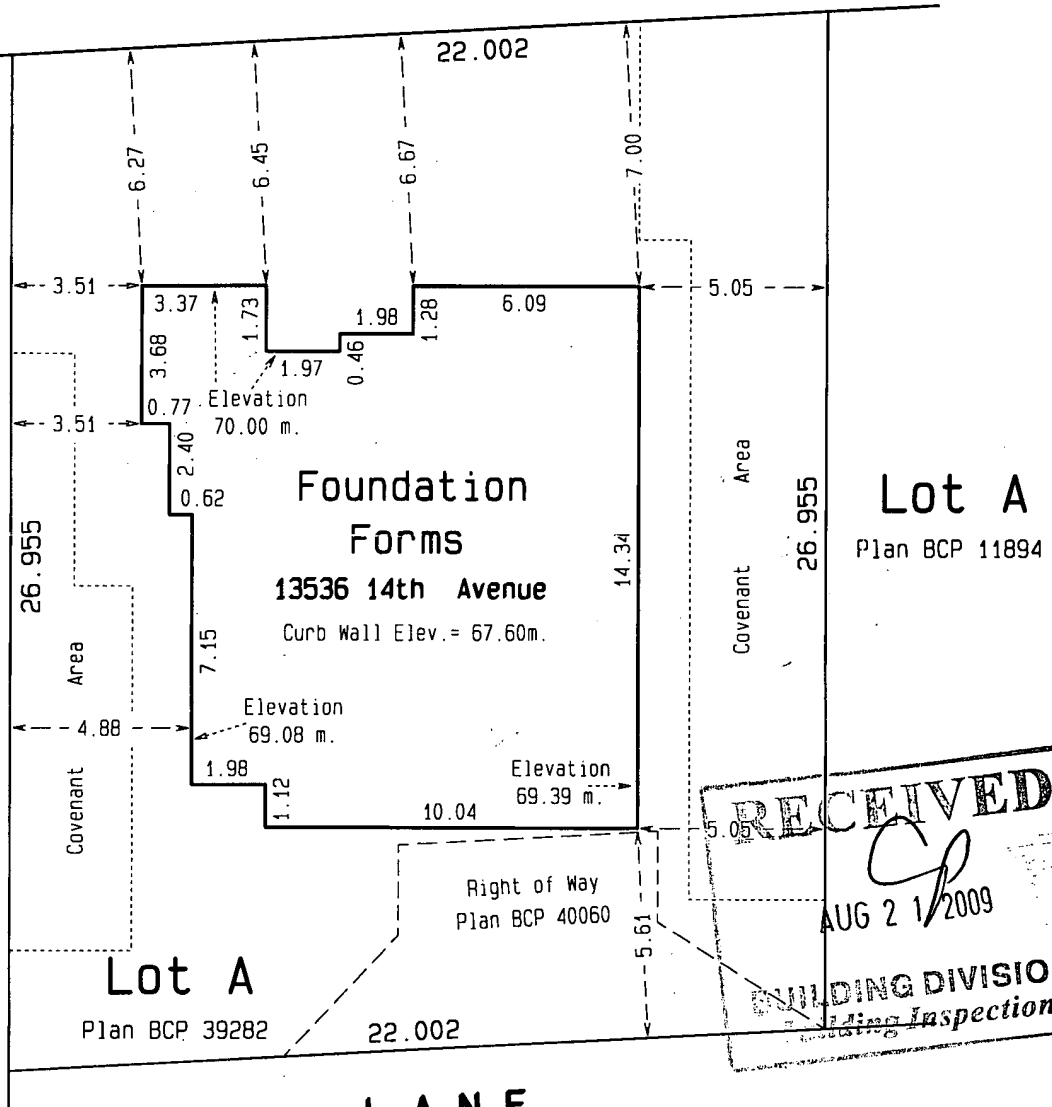
SCALE 1:200

All Dimensions shown are in Metres.



Lot 4

Plan 8337



- NOTE:
- 1) This Site Plan is not to be used to re-establish Property Lines.
 - 2) This Site Plan is not valid unless originally signed & sealed.

D. S. Martens

B. C. Land Surveyor
 21457 78th Avenue,
 Langley B.C. V2Y 2E9
 Telephone 888-2665

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CERTIFIED CORRECT ACCORDING TO
 A FIELD SURVEY COMPLETED
 THIS 20th DAY OF AUGUST, 2009.

British Columbia Land Surveyor

14 Ave

FRONTAGE: 72 FT

TOTAL LOT AREA:
6,374 SQFT

DEPTH: 88 FT

SCHOOL CATCHMENTS:
RAY SHEPHERD ELEMENTARY
ELGIN PARK SECONDARY

ZONING: R3
URBAN RESIDENTIAL ZONE

13536 14 Avenue

Scale: 1:365

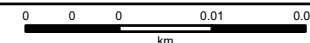




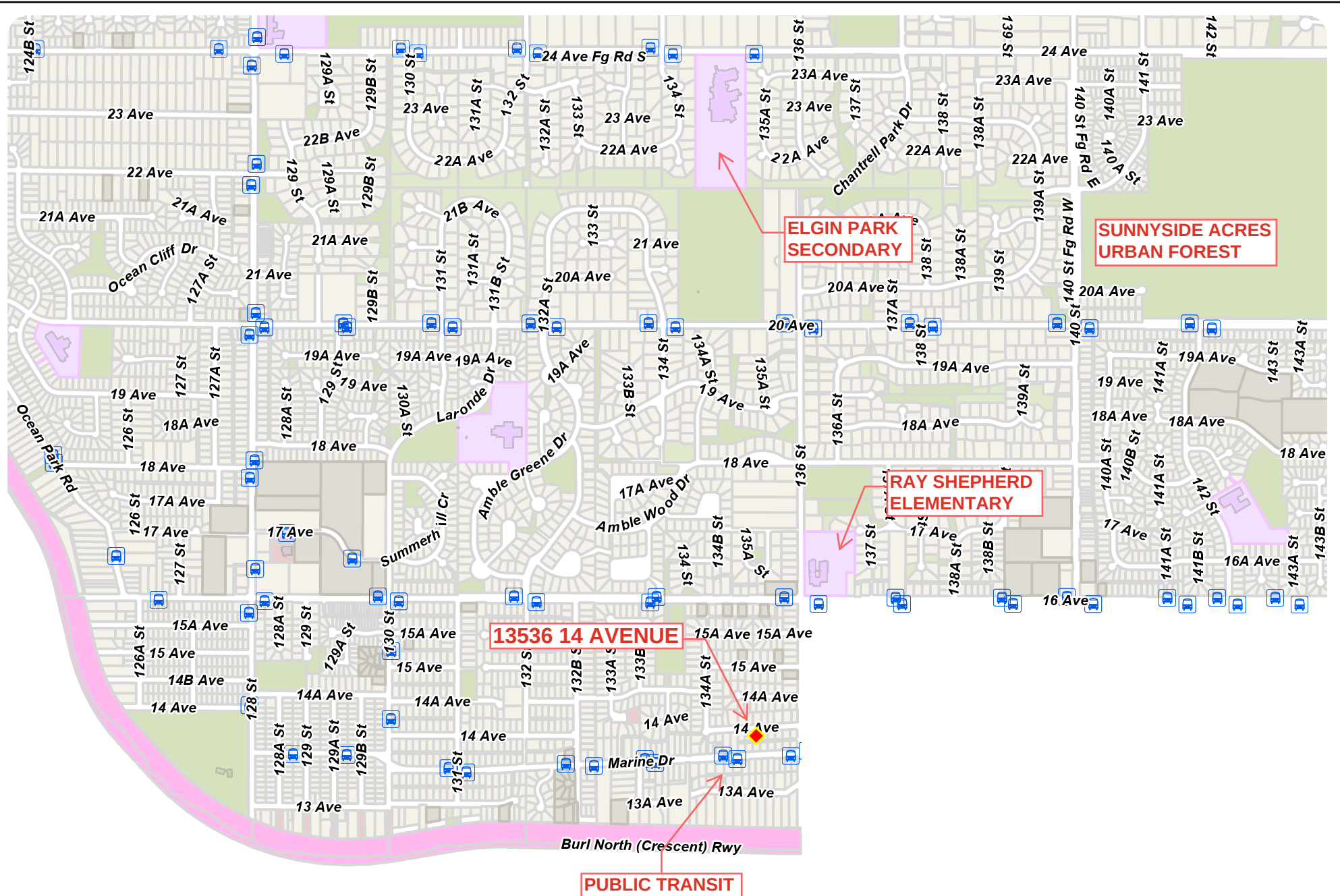
13536 14 Avenue

Scale: 1:365

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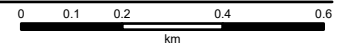
Map created on: 2026-01-14



13536 14 Avenue

Scale: 1:15,000

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Map created on: 2026-01-14



13536 14 Ave

Surrey, BC

HOODQ ADDRESS REPORT™

SCHOOLS

With good assigned and local public schools very close to 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 5 recreation facilities within a 20 minute walk from this address.



 **Barge Park**
13689 Malabar Avenue



4 mins

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



14 mins

 **Bell Park**
782 - 136 Street



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
2 Tennis Courts
1 Beach
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 1 minute walk away.

 **Nearest Street Level Transit Stop**
Eastbound Marine Dr at 13400 Block


1 min

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 4km.

 **Fraser Health - Peace Arch Hospital**
15521 Russell Ave

 **Fire Station**
2610 128 St

 **Police Station**
1815 152 St