

259 172A STREET













Presented by:
Beebe Cline - PREC

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



Active
R3156957
Board: F
House/Single Family

259 172A STREET
South Surrey White Rock
Pacific Douglas
V3Z 9R1

Residential Detached
\$1,298,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2010
Frontage(feet): 30.00	Bathrooms: 4	Age: 16
Frontage(metres): 9.14	Full Baths: 3	Zoning: RS
Depth / Size: 91	Half Baths: 1	Gross Taxes: \$6,675.82
Lot Area (sq.ft.): 2,713.00	Rear Yard Exp: West	For Tax Year: 2026
Lot Area (acres): 0.06	P.I.D.: 027-358-551	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv: Summerfield		
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: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2019**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **DetachedGrge/Carport, Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **2 blks** Dist. to School Bus: **1/2 Block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Softwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 15 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP33474**

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

Site Influences: **Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Pantry, Refrigerator, Security System, Vacuum - Built In**

Finished Floor (Main):	865	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	813	Main	Foyer	12'2 x 5'8	Bsmt	Kitchen	9'0 x 7'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'6 x 10'3	Bsmt	Bedroom	10'11 x 10'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	12'3 x 10'2			x	Above	4
Finished Floor (Basement):	836	Main	Kitchen	14'8 x 8'4			x	Above	3
		Main	Family Room	14'9 x 12'3			x	Bsmt	3
Finished Floor (Total):	2,514sq. ft.			x			x		
Unfinished Floor:	0	Above	Primary Bedroom	14'5 x 13'1			x		
Grand Total:	2,514sq. ft.	Above	Bedroom	11'3 x 10'7			x		
		Above	Bedroom	11'1 x 9'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	5'1 x 3'2			x		
				x			x		
Suite: Licensed Suite		Bsmt	Living Room	12'0 x 11'1			x		
Basement: Full, Fully Finished, Separate Entry		Bsmt	Dining Room	11'1 x 9'0			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:		CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:									

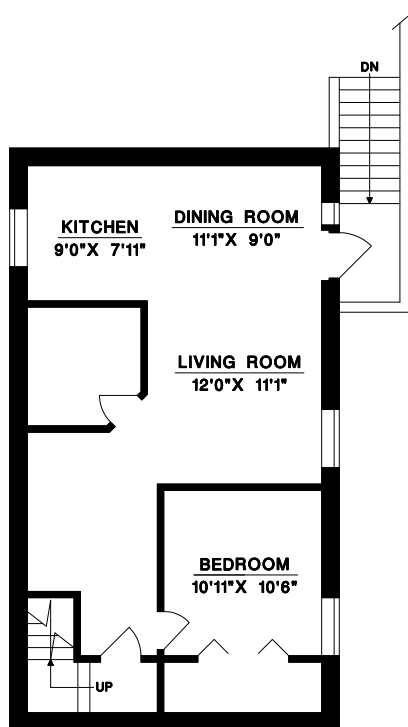
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Best Street In Summerfield, Quiet. West facing orientation to living areas. Fully fenced West facing Back Yard garden cedar deck concrete patio ,awnings and turf- easy care .Cressey Built*A Timeless Design, The Craftsman with Over Hang verandah. Comfort w/ Central A/C .2 nat/gas fireplaces. Styling White Kitchen w/quartz surfaces & plenty of cabinetry for the chef ,Island for seating nat gas stove and venting . Home is Meticulous. Three Bedrooms up* 2 full bath *Vaulted primary . Powder on Main. One Bedroom in self contained revenue Suite in Basement 741 SF .Exterior of home Hardi Board & Stone over sized windows. Plenty of natural light. Lane access to the dbl garage.3 car parking. Floor Plan and digital brochure available. Easy walk to Elementary School.

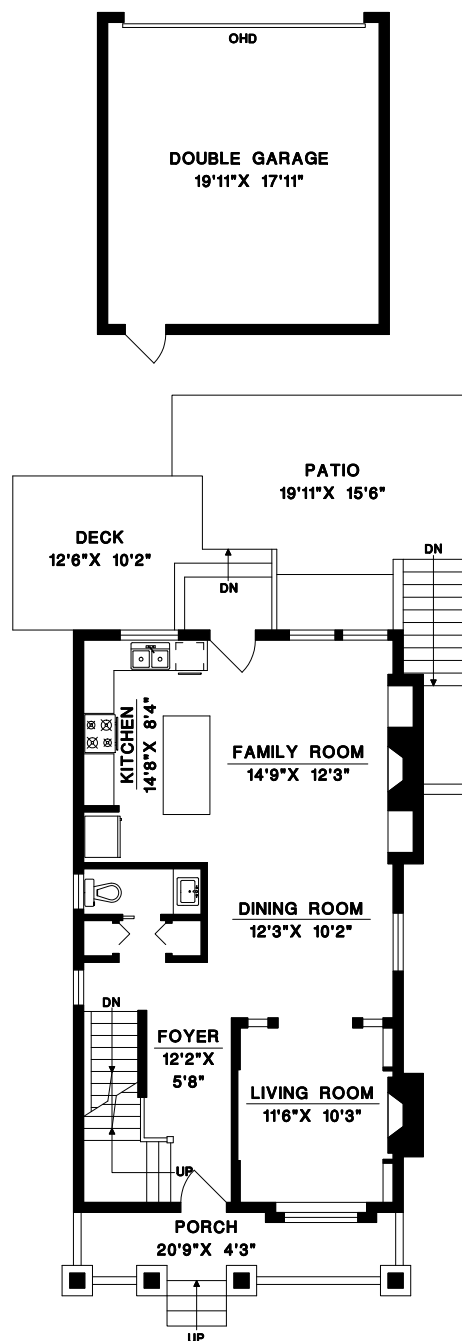
BEEBE CLINE

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

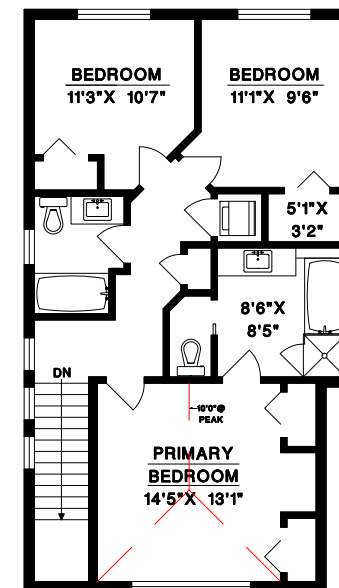
259 172A STREET,
SURREY, B.C.



LOWER FLOOR



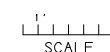
MAIN FLOOR



UPPER FLOOR

UPPER FLOOR	813	SQ. FT.
MAIN FLOOR	865	SQ. FT.
LOWER FLOOR	95	SQ. FT.
SUITE	741	SQ. FT.
FINISHED AREA	2514	SQ. FT.

GARAGE	409	SQ. FT.
PORCH	109	SQ. FT.
DECK	154	SQ. FT.
PATIO	202	SQ. FT.



DRAWN BY: CN
DATE: MARCH 2020
REVISED:

259 172A STREET			
PROPERTY COST			
List Price		\$ 1,298,000.00	
REVENUE		Monthly	Yearly
Potential Revenue for Suite		\$2,000.00	\$24,000.00
EXPENSES		Monthly	Yearly
Property Taxes		\$556.32	\$6,675.82
Insurance		\$125.00	\$1,500.00
Hydro		\$120.00	\$1,440.00
Gas		\$75.00	\$900.00
Water & Sewer		\$45.00	\$540.00
Total Expenses		\$921.32	\$11,055.82

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



CITY OF SURREY
PLANNING AND DEVELOPMENT
BUILDING DIVISION

Telephone: 604-591-4341
14242-56th Avenue, Surrey
British Columbia
Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT:

259-172A

LEGAL DESCRIPTION:

LT 15, 46.50, 57,
PLBUP 33474

BUILDING PERMIT No:

B-09-032625-0-0

DATE:

SEP 24/10

A handwritten signature in black ink, likely belonging to N. Marach.

BUILDING INSPECTOR
Per N. Marach
MANAGER, BUILDING DIVISION

Home type:

Address

Street:

City:

Legal Description

PID:

Search results:

Surrey, 259 172A Street

Click on the address for more details

1 new homes found where home type is 'Single' AND PID contains '027358551'

Registered with home warranty insurance.**Builder:** Cressey (Douglas) Development LPVisit the [Builder Registry](#) for more builder information.**Builder's Warranty** 00003840**Number:****Warranty** 2010/Sep/29**Commencement Date:****Warranty Provider:** Travelers Canada (St. Paul Fire and Marine Insurance Company)

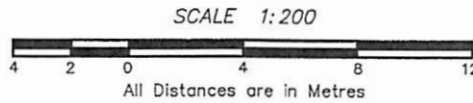
Phone: 1-800-555-9431

Website: www.travelerscanada.ca/home-warranty**Address:** 259 172A Street, Surrey BC V3S 9R2**Legal Description:** LOT 15, SECTION 32, BLOCK 2 NORTH, RANGE 1 EAST, NWD, PLAN BCP 33477**PID:** 027-358-551**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.

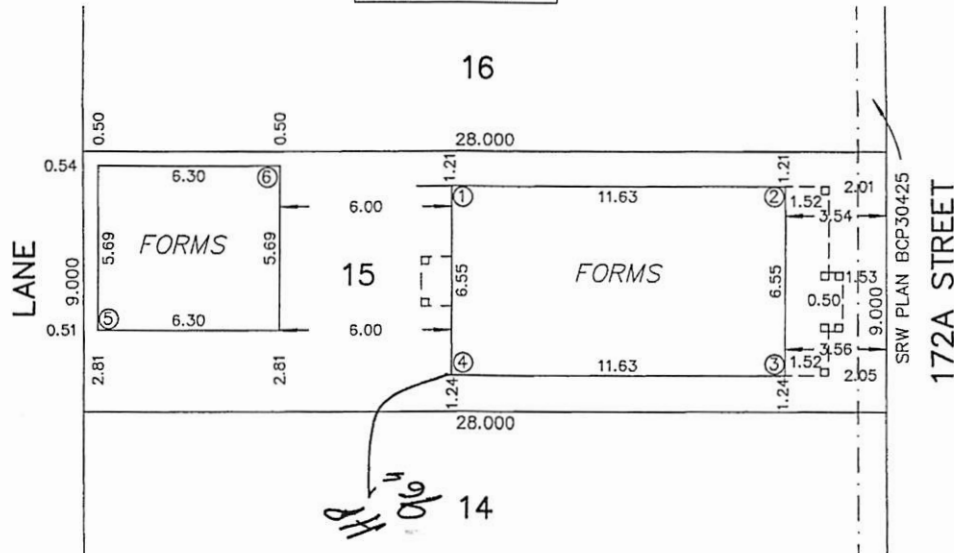
B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING FORMS CONSTRUCTED ON LOT 15
SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
N.W.D. PLAN BCP33474



CIVIC ADDRESS
259 172A STREET
SURREY, B.C.
P.I.D. 027-358-551

LEVEL STRIP HEIGHTS	
NO.	ELEV.=
1	18.10
2	18.10
3	18.10
4	18.10
CURB WALL	15.82
5	17.74
6	17.74



ONDERWATER
LAND SURVEYING

CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared
in accordance with the Manual of Standard Practice
and is certified correct this 23rd day of April, 2010

[Signature]
This document is not valid unless
originally signed and sealed.

B.C.L.S.



OUR FILE: FS6213_F

NOTES: Measurements are shown to the
outside of concrete forms.

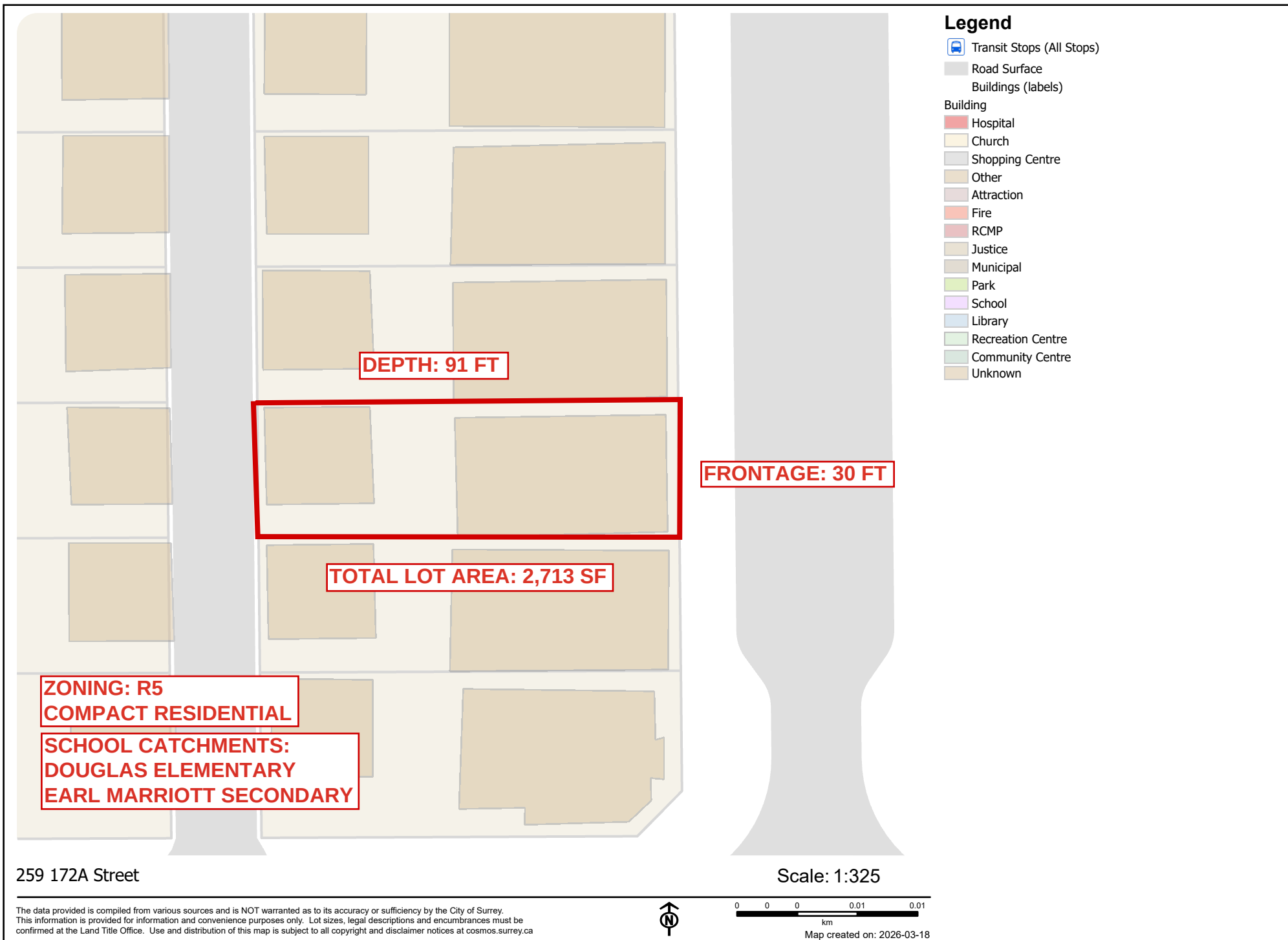
Property boundary dimensions shown
hereon, are derived from Plan BCP33474

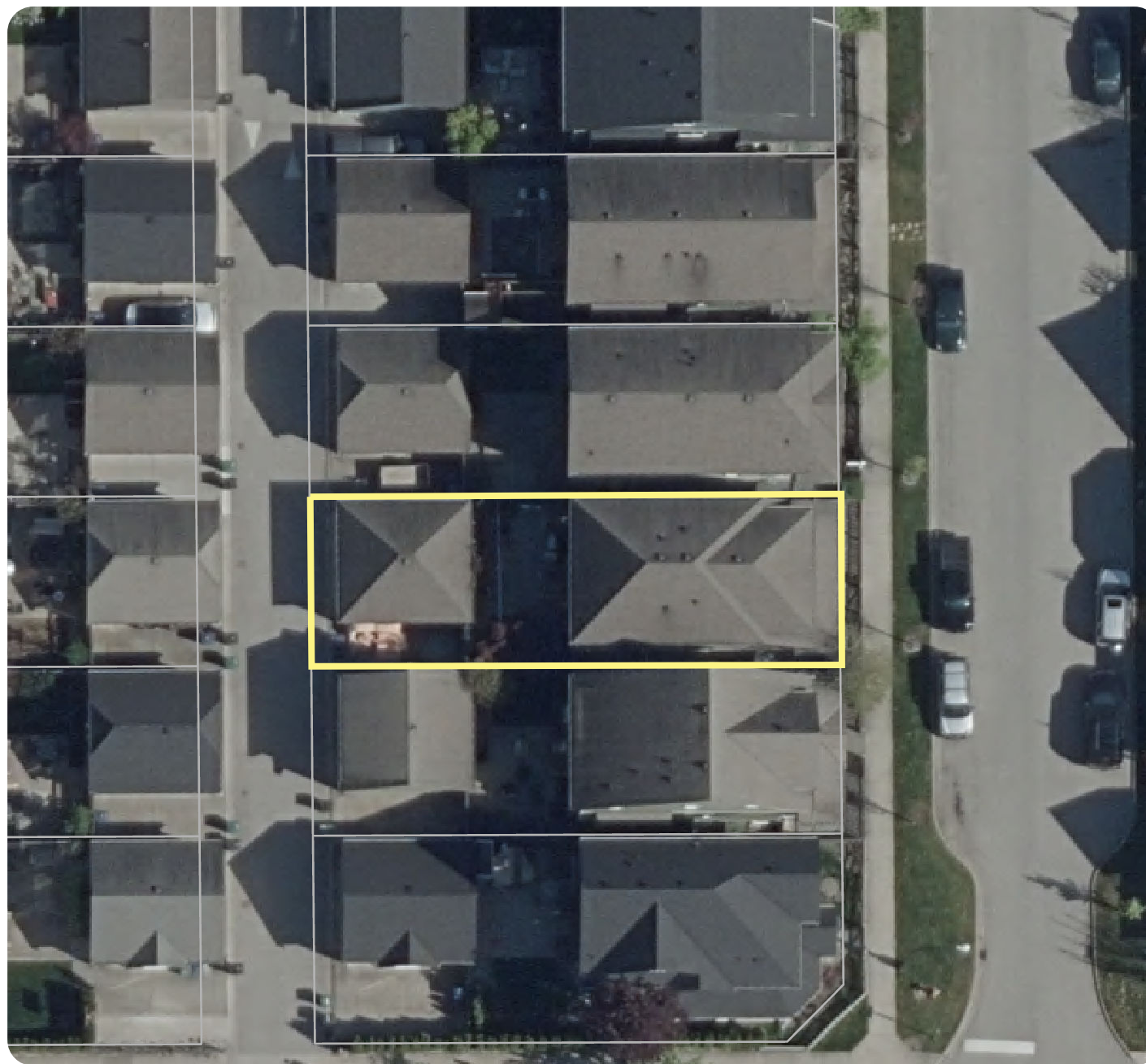
This document shows the relative location of the
surveyed structures with respect to the boundaries
of the parcel described above. This document shall
not be used to define property lines or corners.

All rights reserved. No person may copy, reproduce,
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without the consent of the signatory.

The signatory accepts no responsibility or
liability for any damages that may be suffered
by a third party as a result of any decisions
made, or actions taken based on this document.

CLIENT'S FILE: CRESSY DOUGLAS DEV.





Legend

-  Transit Stops (All Stops)
-  Buildings (labels)

259 172A Street

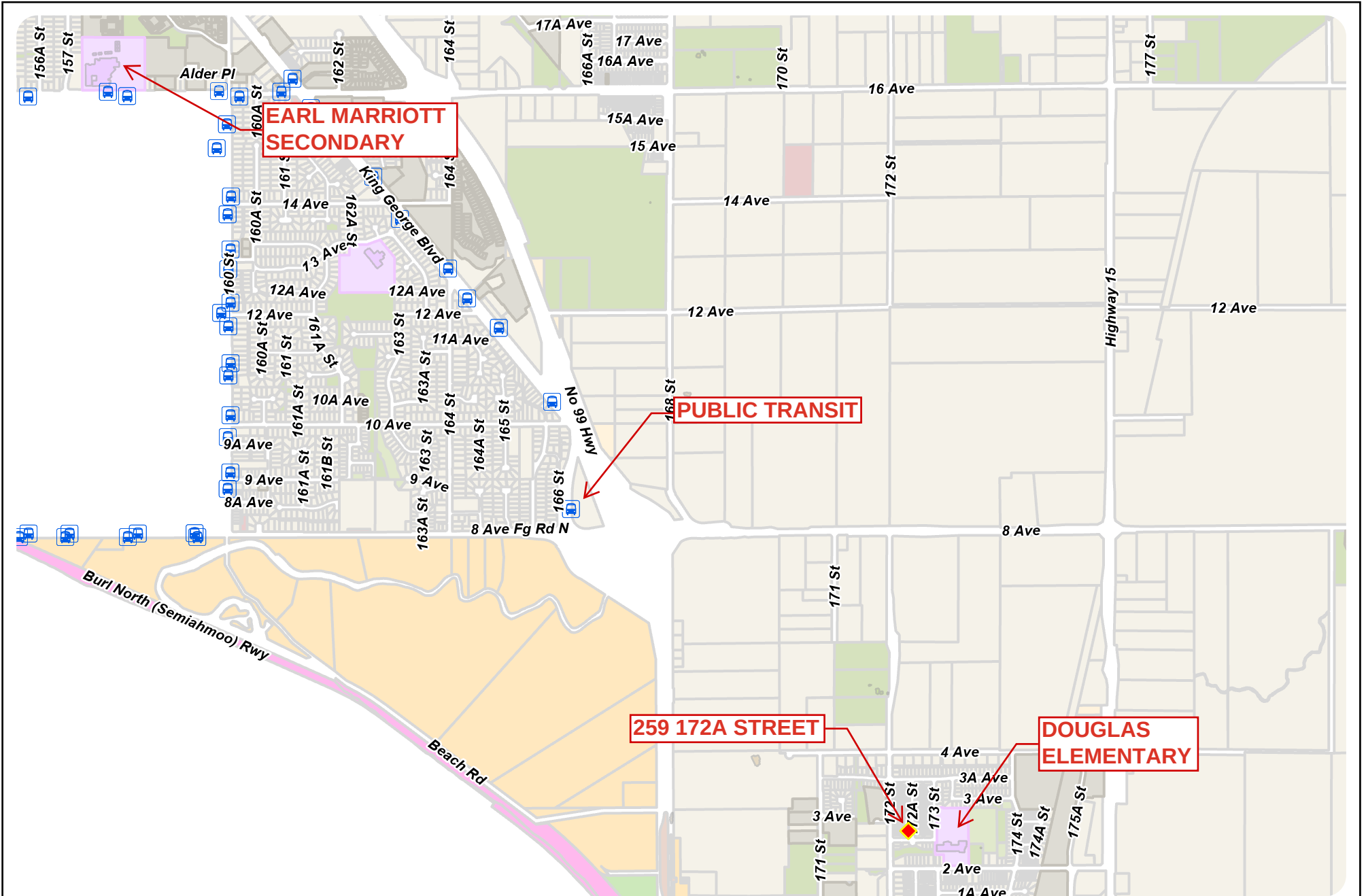
Scale: 1:325

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



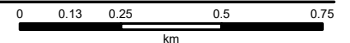
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km

Map created on: 2026-03-18



259 172A Street

Scale: 1:18,750





258 172 St

Surrey, BC

Beebe Cline

16048307458

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

SCHOOLS

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



Nearby Schools

Douglas Elementary

Designated Catchment School
Grades K to 7
17325 2 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 7 recreation facilities within a 20 minute walk from this address.



Dufferin Park

17355 2 Avenue



Glades Garden Park

561 172nd Street



Peace Portal Golf Course

16900 4th Ave.



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Basketball Court
1 Sports Field

1 Golf Course
1 Botanical Garden
2 Trails

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

2016 176 St

Police Station

15299 Pacific Ave

HoodQ

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