













Presented by:
Beebe Cline - PREC

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



Active
R3126171
Board: F
House/Single Family

12536 26A AVENUE
South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 2M2

Residential Detached
\$2,735,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,735,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
Frontage(feet): **66.00** Bathrooms: **5** Age: **17**
Frontage(metres): **20.12** Full Baths: **4** Zoning: **R3**
Depth / Size: **162** Half Baths: **1** Gross Taxes: **\$8,207.01**
Lot Area (sq.ft.): **10,889.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.25** P.I.D.: **027-015-386** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv: **Crescent Heights**
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, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **2.5 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Other, Tile**

Legal: **LOT 77 SECTION 19 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP29129**

Amenities: **Elevator, Garden, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Oven - Built In, Range Top, Security System, Sprinkler - Inground, Vacuum - Built In, Wet Bar, Windows - Thermo**

Finished Floor (Main):	1,846	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	873	Main	Foyer	8'4 x 7'6	Below	Games Room	16'3 x 15'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'2 x 15'11	Below	Bar Room	8'8 x 7'6	Main	2
Finished Floor (Below):	1,438	Main	Dining Room	19'2 x 15'11	Below	Bedroom	15'5 x 9'4	Main	5
Finished Floor (Basement):	0	Main	Kitchen	14'5 x 11'4	Below	Storage	6'9 x 5'9	Above	3
Finished Floor (Total):	4,157sq. ft.	Main	Primary Bedroom	20'2 x 17'1	Below	Utility	7'11 x 5'9	Below	3
Unfinished Floor:	0	Main	Walk-In Closet	11'4 x 5'8			x	Main	3
Grand Total:	4,157sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'8 x 12'1			x		
		Above	Bedroom	15'10 x 11'7			x		
		Above	Office	10'11 x 9'9			x		
				x			x		
Suite: None		Below	Media Room	16'5 x 12'4			x		
Basement: Full, Fully Finished, Separate Entry		Below	Bedroom	13'4 x 9'6			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

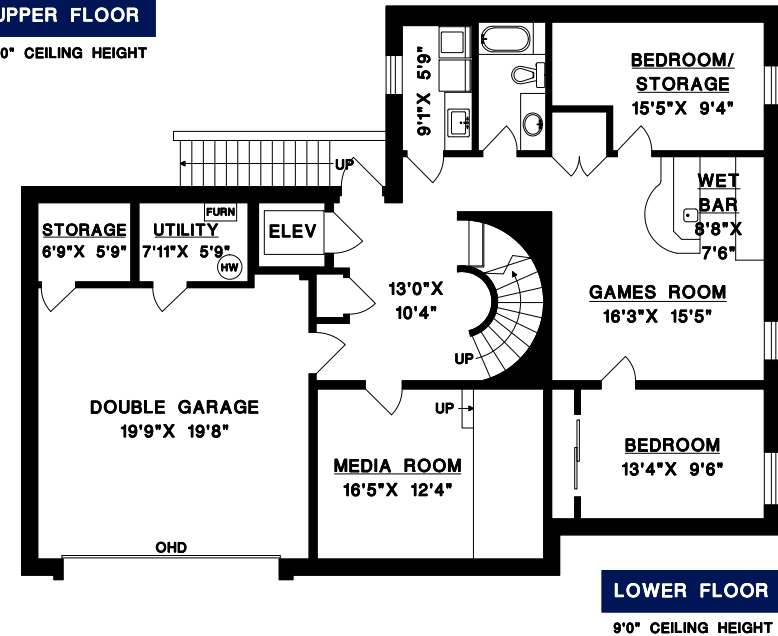
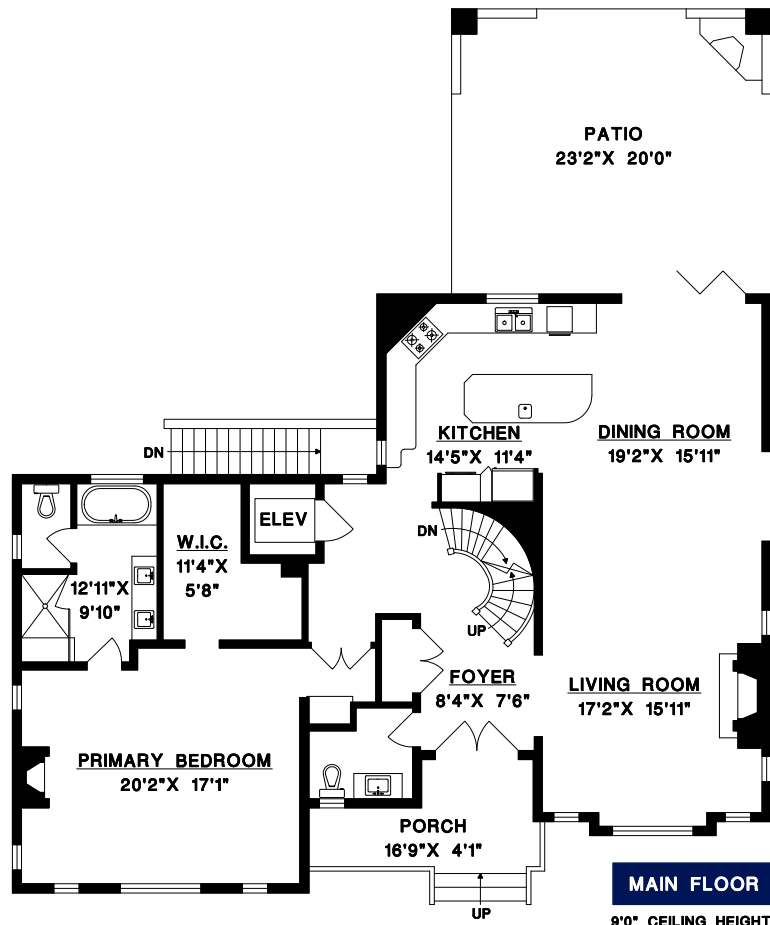
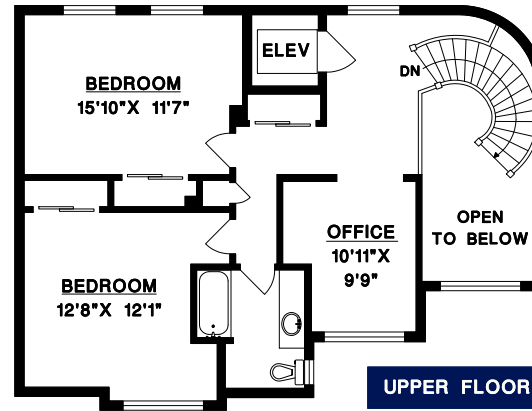
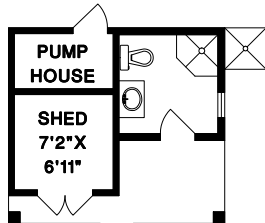
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Extraordinary quality custom build, one owner home. Automated, radiant heating 24 zones, all granite surfaces & solid walnut flooring on 2 floors. Elevator, Euro-line windows, custom wrap staircase with turned iron railings up & down. Vaulted + 10' ceilings on main. Main floor primary bedroom suite is 525 SF enjoys a fireplace, dressing room closet, sitting area, lux ensuite inc: steam shower & Bain-Ultra air jet tub. Kitchen with large island. Wolf appliances. Formal dining + living rm. Covered year-round vaulted patio w/ heaters and fireplace 479 SF. Concrete outdoor pool + hot tub + waterfall + cabana/full bathroom & outdoor shower/dog wash. Above 2 bedrooms + office & below 2 bedrooms + wine room, soundproofed media theatre & wet bar-lounge. Separate entry-very easy to suite. Double garage with storage room.

BEEBE CLINE

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

**12536 26A AVENUE,
SURREY, B.C.**



UPPER FLOOR	873	SQ. FT.
MAIN FLOOR	1846	SQ. FT.
LOWER FLOOR	1438	SQ. FT.
FINISHED AREA	4157	SQ. FT.

GARAGE	438	SQ. FT.
OUT BUILDING	160	SQ. FT.
PATIO	479	SQ. FT.
PORCH	99	SQ. FT.



1" = 8'
SCALE

DRAWN BY: CN
DATE: MAY 2020
REVISED:

FEATURES + UPDATES

EXTERIOR

- Private, South Facing Backyard
- Concrete Swimming Pool - Waterfall
 - Surrounded by Rock
 - Cabana with Three Piece Bathroom
 - Heated Pool Room/Storage
 - Separate Panel – 100 AMP Service
 - Pool Controls in Home to Pre-Heat Spa
 - Serviced Weekly by C-Blu Services
- Separate Concrete Hot Tub
- Outdoor Dog Wash
- Timber Framed Vaulted Covered Patio for Year-Round Use - Natural Gas Fireplace Plus Speakers & Lights
- Two Ceiling Mounted Natural Gas Heaters
- Rain Bird Irrigation System
- Grass Areas, Well Landscaped
- Stamped & Colored Concrete (Including Driveway)
- Driveway De-Icer
- 99 SQFT Covered Porch at Entry

INTERIOR – ON THREE LEVELS

- Automated Home: Control4 & Lectron Lightings
- Viessman Radiant In-Floor Heating – 24 Zones
- Vitocell 300 Domestic Hot Water Tank
- Elevator – Servicing All Three Floors
 - Large Capacity – Up to 800 lbs
 - Panelled & Tiled
 - Automatic Close Door
- 12 ft Nano Wall from Dining Room to Covered Patio
- Custom Curved Stairwell, Solid Wrought Rod Iron – Built On-Site
- Euroline Windows & Doors (Fir Interior Cases/Vinyl Exterior Casings)
- Extensive Windows with Fabric Shades
- Hunter Douglas Blinds
- Art Lighting
- Solid Walnut Floors Throughout
- Custom Railings
- Security System
- 400 AMP Service
- Beam Built-in Vac System

FEATURES + UPDATES

INTERIOR – ON THREE LEVELS (CONTINUED)

MAIN LEVEL (NINE FOOT CEILINGS):

- Foyer:
 - Bevelled Glass Custom Entry Door
 - Coat Closet
 - Two Piece Powder with Granite Surfaces & Tile Flooring
- Living Room:
 - Natural Gas Fireplace
- Kitchen:
 - Granite Surfaces with Ogee Edge and Tile Backsplash
 - Island with Seating for Three Plus SubZero Wine Frige
 - Custom Cabinetry – Maple Boxes
 - Custom Pull-out Pantry Storage
 - 12/24 Tile Flooring
 - Appliance Package:
 - Wolf Five Burner Gas Range Top with Professional Venting
 - Wolf Convection Wall Oven
 - Wolf Microwave
 - Wolf Warming Drawer
 - Thermador Fridge/Freezer
 - Thermador Dishwasher
- Primary Bedroom:
 - Gas Fireplace
 - Fully Finished Cabinetry in Walk-in Dressing Room (His & Hers)
 - Five Piece Ensuite:
 - Steam Shower
 - BainUltra Air Jet Tub
 - Granite Surfaces & Limestone Tile
 - Water Closet

UPPER LEVEL (EIGHT FOOT CEILINGS)

- Bedroom #2 (Overlooks Pool) & Mirrored Closet
- Bedroom #3 (North Facing, Overlooks 26A Avenue) & Mirrored Closet
- Office/Library
- Three Piece Bathroom with Granite Surfaces
- Built-in Speakers
- Double Linen Closets

INTERIOR – ON THREE LEVELS (CONTINUED)

LOWER LEVEL (NINE FOOT CEILINGS):

- Bedroom #4 (With Mirrored Closet)
- Bedroom #5 (Or Could be Gym)
- 24/24 Tiles
- Wine Storage
- Three Piece Bathroom
 - Granite Surfaces
 - Sit-Down Door Tub (Wheelchair Use)
- Walk-out Access to Backyard
- Wet Bar/Lounge Area:
 - Granite Bar
 - Seating for Six
 - Microwave & Sink
 - Cork Flooring
- Media/Theatre Room:
 - Soundproofed
 - Tiered Seating
 - JVC Projector & Screen by Innovations Screen & Nine Jamo Speakers
- “Brain”
 - Cooled-in Glass Enclosure
 - Boston Acoustics Sub Amp
 - Monster Power Protector
 - Video Storm HDMI Video Matrix
 - Sony Receiver
- Laundry Room:
 - Whirlpool Washer/Dryer
 - Hang-to-Dry Area
 - Custom Cabinetry with Sink & Granite Surfaces
 - Tiled Flooring
- Double Garage:
 - Heated Floors
 - Door Height 6’2
 - Separate Storage Room 6’9 x 5’9
 - Utility Room



SURREY
CITY OF PARKS

CITY OF SURREY

PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT

LEGAL

T1 PL 9536

BUILDING PERMIT No.

DATE

Aug 14/09

Vic B
BUILDING INSPECTOR
PER N. MARACH
MANAGER, BUILDING DIVISION

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12536 - 26A Ave (02650)
SINGLE FAMILY DWELLING

B-07-004303-0-0
BLDG INSP. AREA 5

CITY OF SURREY

P07-22169

BUILDING PERMIT

PROJECT ADDRESS: 12536 - 26A Ave SINGLE FAMILY DWELLING
LEGAL DESCRIPTION: LT 9 BK 6 3 FR SE SEC 19 T1 PL 9536
ZONE: RF **WORK PROPOSED:** New
BUILDING TYPE: Single Family **PERMIT TYPE:** Residential C-S

WORK DESCRIPTION:

SINGLE FAMILY DWELLING Two storey on finished basement.

SECONDARY SUITES ARE NOT PERMITTED.

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

Heating: Rad P. Eng. Structural as per Shafai

Framing shall not extend to floor level at all "window seat" areas

Covered areas shall be for "Patio Use" ONLY.

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APPLICANT:

BUILDER / GENERAL CONTRACTOR:

BDR Artisan Consultnats 4497 45 st Delta V2V 7C2

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Unknown
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	has been applied for
STORM CONNECTION:	to be applied for	ELECTRICAL:	Overhead
DRIVEWAY WIDTH:	6.0		

COMMENTS:

ENG -Engineering Dept. has no record of a Lot Grading Plan for this lot and no information on the depth of storm sewer at this location.

ENG -Applicant has stated that existing driveway access to be used. Any changes require a City Road & Right of Way permit. Applicant to ensure driveway meets Surrey standards.

ENG - Sanitary and storm connections must be applied for in Eng. Dept. prior to issuance of BP

ENG - Water connection has been applied for and construction deposit paid.

ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage.

ISSUED BY: SN3
DATE OF ISSUANCE: THURSDAY, JULY 19, 2007

SN/NM

DEPARTMENT COPY

INSPECTION RECORD														
Address: 12536 - 264 Ave.										Permit No: 07-20630				
BUILDING INSPECTIONS					PLUMBING INSPECTIONS					SITE SERVICING INSPECTIONS				
	Date	N.A.	Accpt.	Insp.		Date	N.A.	Accpt.	Insp.		Date	N.A.	Accpt.	Insp.
Yards/ Field Chk.					D.W.V.					Draintile /				
Found.					R.I.					Dampprfng				
Footings					Water					Storm				
Found.					Pipe					Sewer				
Forms					Tub &					Sump				
Sheathing					Shower									
					B.B.					Water				
					Loops					Service				
Fireplace					U/S					Sanitary				
					Radiant					Sewer				
Framing					A/SI					Meter				
					Radiant									
Slab /					Rwl					Fire				
Poly										Service				
Insulation										Patio				
										Drain				

Provisional					Provisional									
Final	Pug 14/60		✓	HS	Final									

[illegible]

12536 - 26A Ave (02650)
SWIMMING POOL

B-07-020630-0-0
BLDG INSP. AREA 5

CITY OF SURREY

P07-22168

BUILDING PERMIT

PROJECT ADDRESS: 12536 - 26A Ave SWIMMING POOL
LEGAL DESCRIPTION: LT 77 SEC 19 TP 1 PL BCP29129
ZONE: RF **WORK PROPOSED:** New
BUILDING TYPE: Swimming Pool **PERMIT TYPE:** Residential C-S

WORK DESCRIPTION:

In-ground concrete swimming pool with sand filter
Fencing per by-law 4450. Doors from dwelling into fenced pool area to be self-closing.
Inspections required. P. Eng. Structural as per Shafai

APPLICANT:

BDR Artisan Consultnats 4497 45 st Delta V2V 7C2

BUILDER / GENERAL CONTRACTOR:

BDR Artisan Consultnats 4497 45 st Delta V2V 7C2

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
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:			

COMMENTS:

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DATE OF ISSUANCE: THURSDAY, JULY 19, 2007

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INSPECTION RECORD														
Address: 12536-26A Ave.										Permit No: 07-6666				
BUILDING INSPECTIONS					PLUMBING INSPECTIONS					SITE SERVICING INSPECTIONS				
	Date	N.A.	Accpt.	Insp.		Date	N.A.	Accpt.	Insp.		Date	N.A.	Accpt.	Insp.
Yards/ Field Chk.					D.W.V.					Draintile /				
Found.					R.I.					Dampprfng				
Footings					Water					Storm				
Found. X					Pipe					Sewer				
Forms					Tub & Shower					Sump				
Sheathing					B.B.					Water				
Fireplace					Loops					Service				
Framing					U/S					Sanitary				
Slab / Poly					Radiant					Sewer				
Insulation					A/SI					Meter				
					Radiant									
					Rwl					Fire				
										Service				
										Patio				
										Drain				

[illegible][illegible]

12536 - 26A Ave (02650)
POOL SHED

B-07-006666-0-0
BLDG INSP. AREA 5

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 12536 - 26A Ave POOL SHED
LEGAL DESCRIPTION: LT 9 BK 6 3 FR SE SEC 19 T1 PL 9536
ZONE: RF **WORK PROPOSED:** Shed (Detached)
BUILDING TYPE: Single Family **PERMIT TYPE:** Residential C-S

WORK DESCRIPTION:

Detached pool shed

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

P. Eng. Structural as per Shafai Covered areas shall be for "Patio Use" ONLY.

Inspections required. Separate electrical and plumbing permits required.

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

BDR Artisan Consultnats 4497 45 st Delta V2V 7C2

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Unknown
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	has been applied for
STORM CONNECTION:	to be applied for	ELECTRICAL:	Inspector to Determine
DRIVEWAY WIDTH:			

COMMENTS:

ENG -Engineering Dept. has no record of a Lot Grading Plan for this lot.

ENG -Applicant has stated that existing driveway access to be used. Any changes require a City Road & Right of Way permit. Applicant to ensure driveway meets Surrey standards.

ENG - Sanitary and storm connections must be applied for in Eng. Dept. prior to issuance of BP

ENG - Water connection has been applied for and construction deposit paid.

ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage.

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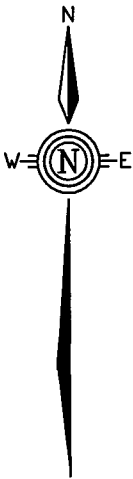
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE
SHOWING LOCATION OF FOUNDATION FORMS ON
LOT 77, SECTION 19, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP 29129
CITY OF SURREY

SCALE: 1:250 (METRIC)

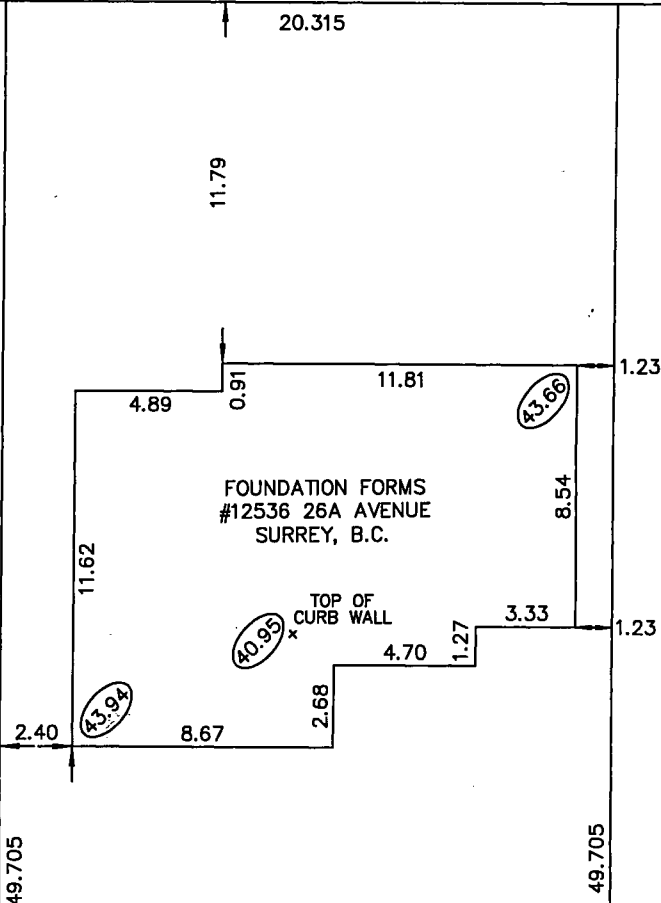
26A AVENUE

NOT SUITABLE FOR MORTGAGE PURPOSES

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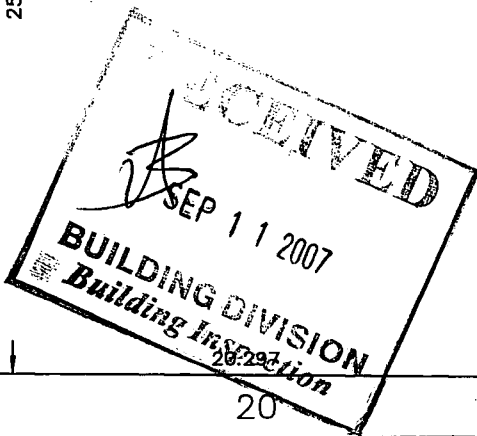


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10

LOT 77
BCP PLAN 29129



21

20

19

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THIS 6th DAY OF SEPTEMBER, 2007.

WARREN E. BARNARD, B.C.L.S. 2007.

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

WATSON & BARNARD, -B.C. LAND SURVEYORS

1524-56th STREET, DELTA, B.C. V4L 2A8 -TEL: 943-9433 -FAX: 943-0421

FOR THE EXCLUSIVE USE OF: BRAUN/BDR

FILE: 22299CE

MAP: 110



26A Ave

FRONTAGE: 66 FT

DEPTH: 162 FT

ZONING: R3
URBAN RESIDENTIAL

CRESCENT PARK ELEMENTARY
ELGIN PARK SECONDARY

TOTAL LOT AREA: 10,889 SQFT

12536 26A Avenue

Scale: 1:550

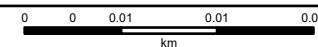




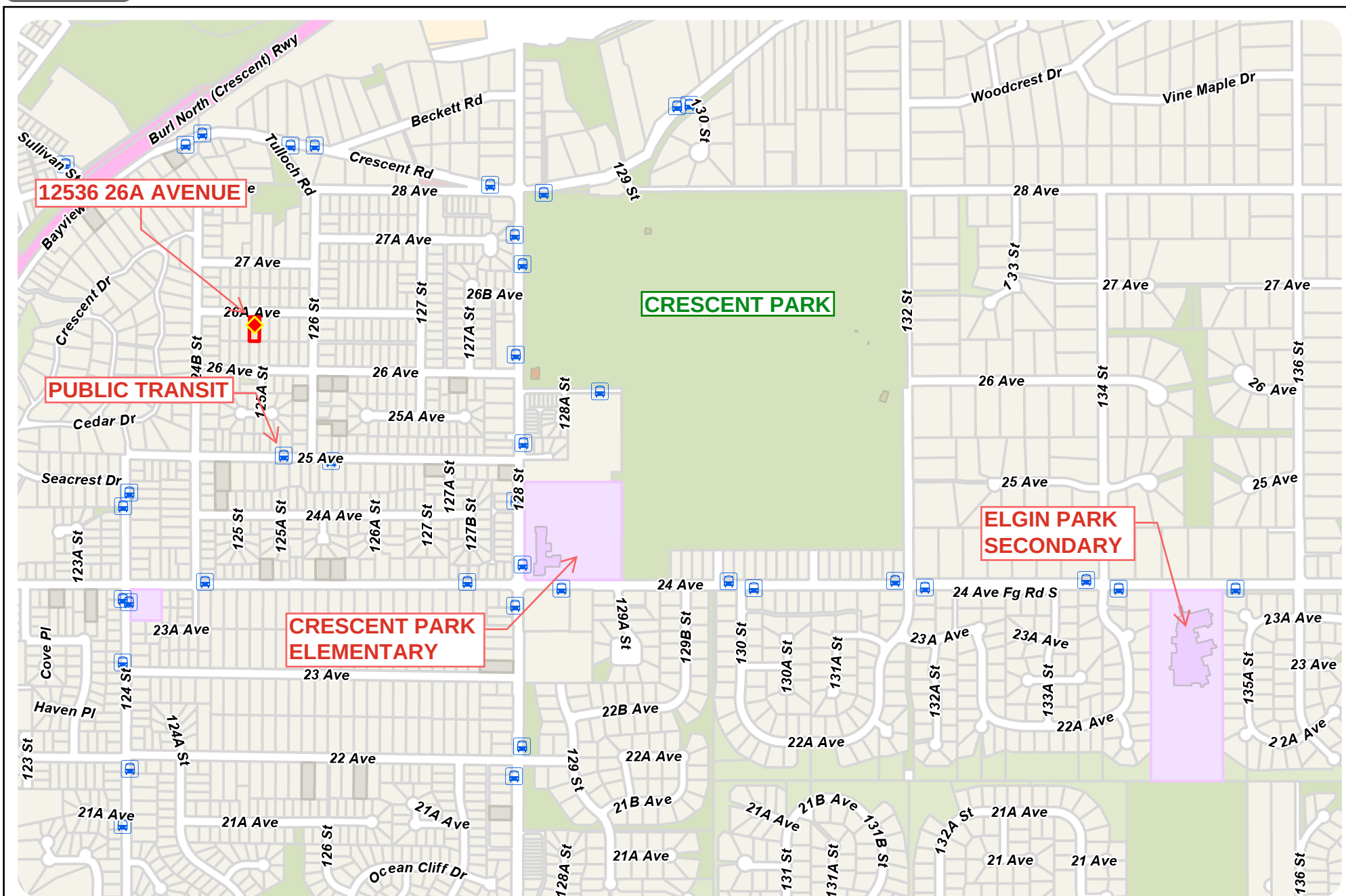
12536 26A Avenue

Scale: 1:550

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Map created on: 2026-04-18



12536 26A Avenue

Scale: 1:10,500

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0 0.05 0.1 0.2 0.3
km

Map created on: 2026-04-18



12536 26a Ave

Surrey, BC

HOODQ ADDRESS REPORT™

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

École Crescent Park Elementary

Designated Catchment School
Grades K to 7
2440 128th 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

McLeod Road Traditional Elementary

Grades K to 7
6325 142 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 20 recreation facilities within a 20 minute walk from this address.



Bayview Park

2590 Bayview Street



6 mins



Crescent Park

2610 - 128 Street



7 mins



Blackie Spit

3136 McBride Avenue



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	14 Sports Fields
2 Dog Parks	1 Beach
4 Tennis Courts	1 Sports Court
2 Basketball Courts	1 Boating Facility
3 Ball Diamonds	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 4 minute walk away.



Nearest Street Level Transit Stop

Westbound 25 Ave at 126 St



4 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 6km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

2610 128 St



Police Station

1815 152 St

CRESCENT PARK

Location: 2610 - 128 Street, Surrey BC



About Crescent Park

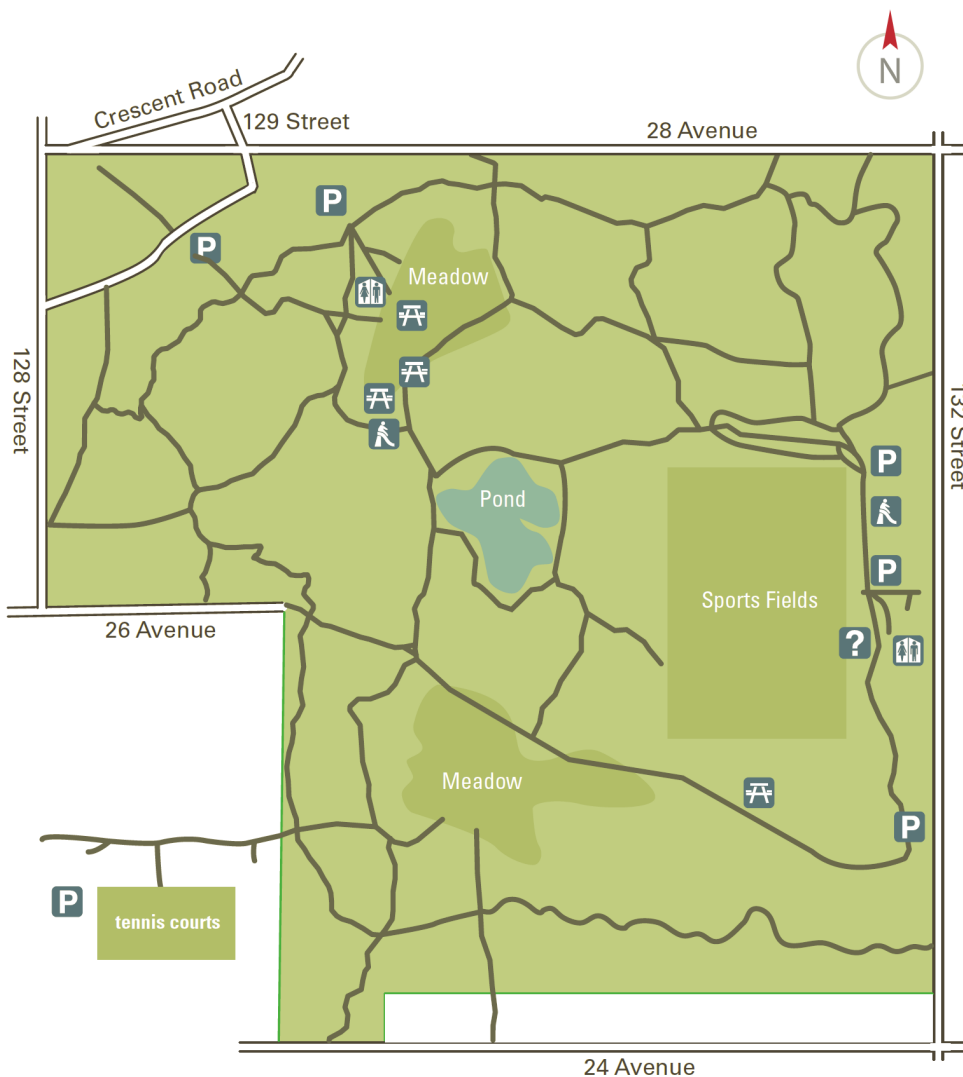
Crescent Park is a large 52 hectare (128 acre) destination park in South Surrey. The Park offers walking trails through mature second growth forests, with ponds, streams and lots of secret meadows to discover. It is home to numerous species of birds that prefer the dense undergrowth, as well as ducks and kingfishers that use the small ponds.

The park also has a bridle path on its perimeter. Its wildlife, open fields, covered picnic shelters and forested trails make it a relaxing destination and a place of discovery. The nature trail walk around Crescent Park is around 3.8 kilometres long. Allow 1 to 1.5 hours for this walk.

In addition to its spectacular natural areas, the eastern portions of Crescent Park offer a range of park amenities including two baseball diamonds, a large multi-purpose field and a playground. There are two parking lots that can be accessed from 132 Street.

Nature Trails

OF SURREY



Crescent Park

2600 BLOCK 132 ST OR 129 ST OFF
CRESCENT RD

Crescent Park used to be a logging camp and was part of a corridor to transport timber from nearby logging operations to the Nicomekl River. It wasn't until 1947 that this area became the park it is today.

Crescent Park offers a variety of walks through a beautiful forest that transitions from evergreen to deciduous trees (those that drop their leaves), through meadows and past a pond. It is home to an array of birds and other wildlife; if you are lucky you may come across one of its resident Barred Owls during your walk.

LEGEND

Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	



Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.