











VIRTUALLY STAGED - CHILDREN'S PLAY AREA



VIRTUALLY STAGED - CAR COLLECTOR'S STORAGE





Presented by:
Beebe Cline - PREC

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



Active
R3167503
Board: F
House/Single Family

3098 MCBRIDE AVENUE

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3H1

Residential Detached

\$2,775,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,775,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2010**
Frontage(feet): **50.00** Bathrooms: **3** Age: **16**
Frontage(metres): **15.24** Full Baths: **2** Zoning: **RF**
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$6,913.14**
Lot Area (sq.ft.): **4,999.00** Rear Yard Exp: **East** For Tax Year: **2026**
Lot Area (acres): **0.11** P.I.D.: **000-733-725** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Ocean Blackies Spit Crescent B**
Complex/Subdiv: **Crescent Beach next to swim club**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Brick, Stone, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas, Wood**

Fuel/Heating: **Electric, Forced Air, Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen: **Full**

Metered Water: **Yes**

R.I. Plumbing: **Yes**

Total Parking: **10** Covered Parking: **6** Parking Access: **Front, Side**

Parking: **DetachedGrge/Carport, Garage Underbuilding, Open**

Driveway Finish: **Concrete, Paving Stone**

Dist. to Public Transit: **2BLKS**

Dist. to School Bus: **6 BLKS**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **Yes: Monitored Alarm System on Contract**

Fixtures Rmvd: **No :**

Floor Finish: **Concrete, Hardwood, Tile**

Legal: **LOT 2 BLOCK 20 DISTRICT LOT 52, 491 AND 231 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 9044**

Amenities: **Garden, Storage, Workshop Detached**

Site Influences: **Marina Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Pantry, Security System, Sprinkler - Inground, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,001	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,283	Main	Foyer	9'1 x 8'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	16'2 x 14'1			x	Main 5
Finished Floor (Below):	0	Main	Walk-In Closet	8'4 x 5'5			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	11'1 x 15'9			x	Above 2
Finished Floor (Total):	2,284sq. ft.	Main	Family Room	12'8 x 22'0			x	
Unfinished Floor:	0	Main	Laundry	10'8 x 3'9			x	
Grand Total:	2,284sq. ft.	Above	Living Room	17'7 x 14'6			x	
		Above	Dining Room	13'4 x 11'7			x	
		Above	Kitchen	18'4 x 13'4			x	
Flr Area (Det'd 2nd Res):	509sq. ft.	Above	Pantry	6'3 x 4'11			x	
		Above	Bedroom	9'9 x 15'4			x	
Suite: None				x			x	
Basement: Crawl, Full, Separate Entry				x			x	
Crawl/Bsmt. Height: 5'0	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

We love Crescent Beach and it's recreation options, conveniently at your doorstep for your family. A relaxed seaside community. Home faces west for sunsets and ocean views. Custom bespoke, high end residential project designed to optimize the site conditions. Primary bdrm suite is on the ground floor, has a large walk-in & spa ensuite. Hardwood floors up & down. 16 ft vaults on the top floor living area, elegant cased windows encircle the space with options to transition outdoors to the wide wrap balconies. Both open & covered. Kitchen with island and custom cabinetry serviced by a Dacor nat gas stove with dual ovens. Detached coach house has conduits in for kitchen and bathroom. Currently car storage with a lift. Below home is 1,283 SF of storage (designed to store sports cars).

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

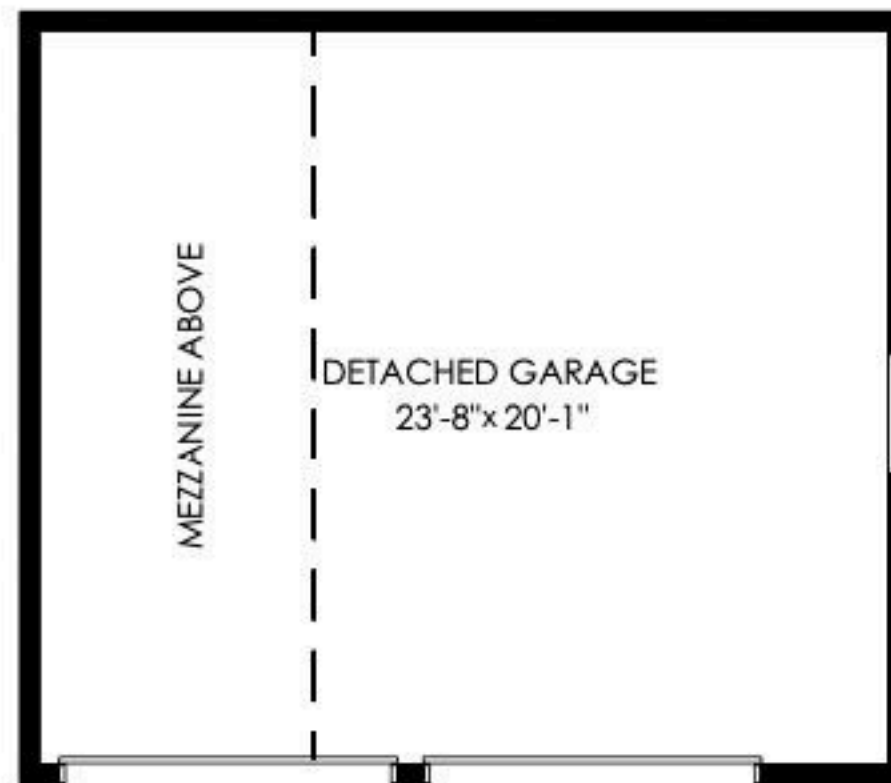
www.whiterocklifestyles.com

3098 McBride Ave Surrey

Main Floor: 1,001 sq.ft.
Lower Floor: 1,283 sq.ft.
Total Livable: 2,284 sq.ft.

Unfinished Area: 1,283 sq.ft.
Grand Total: 3,567 sq.ft.

Detached Garage: 509 sq.ft.
Balconies: 312 sq.ft.
Porch: 101 sq.ft.
Total Extras: 922 sq.ft.



BEEBE CLINE

BUS: 604-531-1909

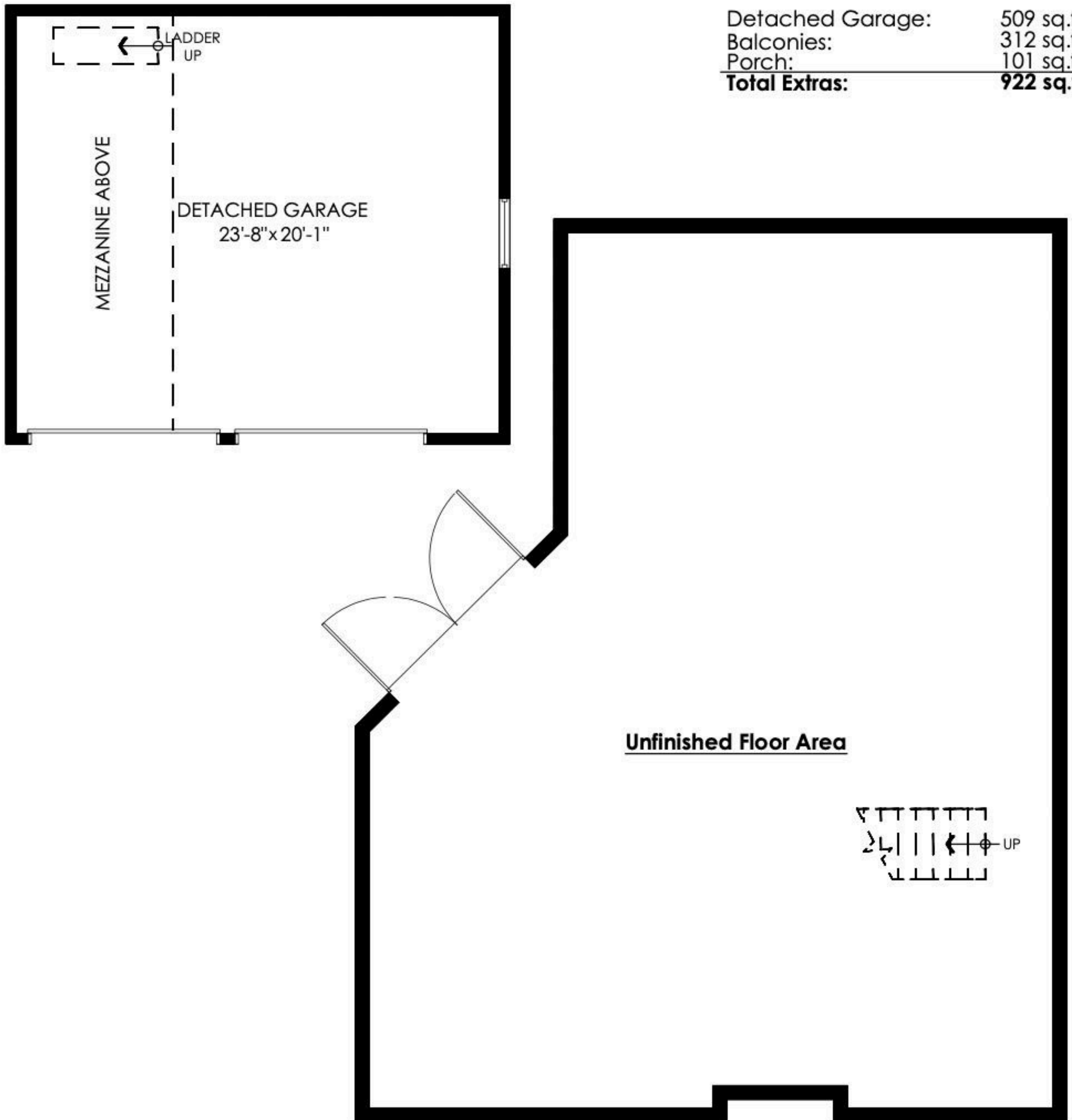
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**3098 McBride Ave
Surrey**

Main Floor:	1,001 sq.ft.
Lower Floor:	1,283 sq.ft.
Total Livable:	2,284 sq.ft.

Detached Garage:	509 sq.ft.
Balconies:	312 sq.ft.
Porch:	101 sq.ft.
Total Extras:	922 sq.ft.



Unfinished Floor Area

Floor Area: 1283 sq.ft.
Ceiling Height: 5'-0"

3098 MCBRIDE AVENUE			
PROPERTY COST			
List Price		\$ 2,775,000.00	
EXPENSES		Monthly	Yearly
Property Taxes		\$576.10	\$6,913.14
Insurance (Includes Earthquake)		\$295.83	\$3,550.00
Hydro		\$108.33	\$1,300.00
Gas		\$47.92	\$575.00
Water & Sewer		\$19.44	\$233.33
Alarm Monitoring		\$23.50	\$282.00
Total Expenses		\$1,071.12	\$12,853.47

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



the future lives here.

September 15, 2026

File: 03098-12163

3098 McBride Ave
Surrey, BC V4A 3H1

Dear Madam:

**Re: Safety Inspection of the Single Family Dwelling and Detached Double Garage
Located at 3098 McBride Ave**

As requested, an inspection was conducted by this Department on September 1, 2026, at the subject location.

The purpose of the inspection was to determine if there were any apparent violations of the Surrey Building By-law and the applicable B.C. Building Code. Since construction of the residence and detached double garage have been completed it is not possible at this time to complete a final building inspection of the nonvisible elements of the structures. Therefore, we are not able to complete a final building inspection and issue an occupancy approval which would certify that the structures comply with the City by-law requirements.

The inspection that took place on September 1, 2026, revealed that there are no safety-related deficiencies which require correction.

This City will not take further action with respect to the occupancy status of the dwelling and detached double garage, as constructed under the following permits:

- B10-003589-0-0 Description: Single Family Dwelling Two storey on crawl; and,
- B10-003590-0-0, Description: Detached Double Garage

Please be informed that on the date of inspection it was determined that trades permits taken out for the construction of the dwelling (plumbing and electrical) were all finalized.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kevin Aney'.

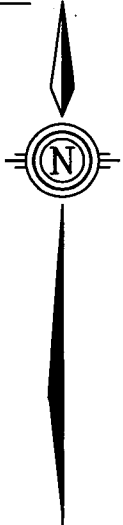
Kevin Aney
Building Inspector

KA/lm1

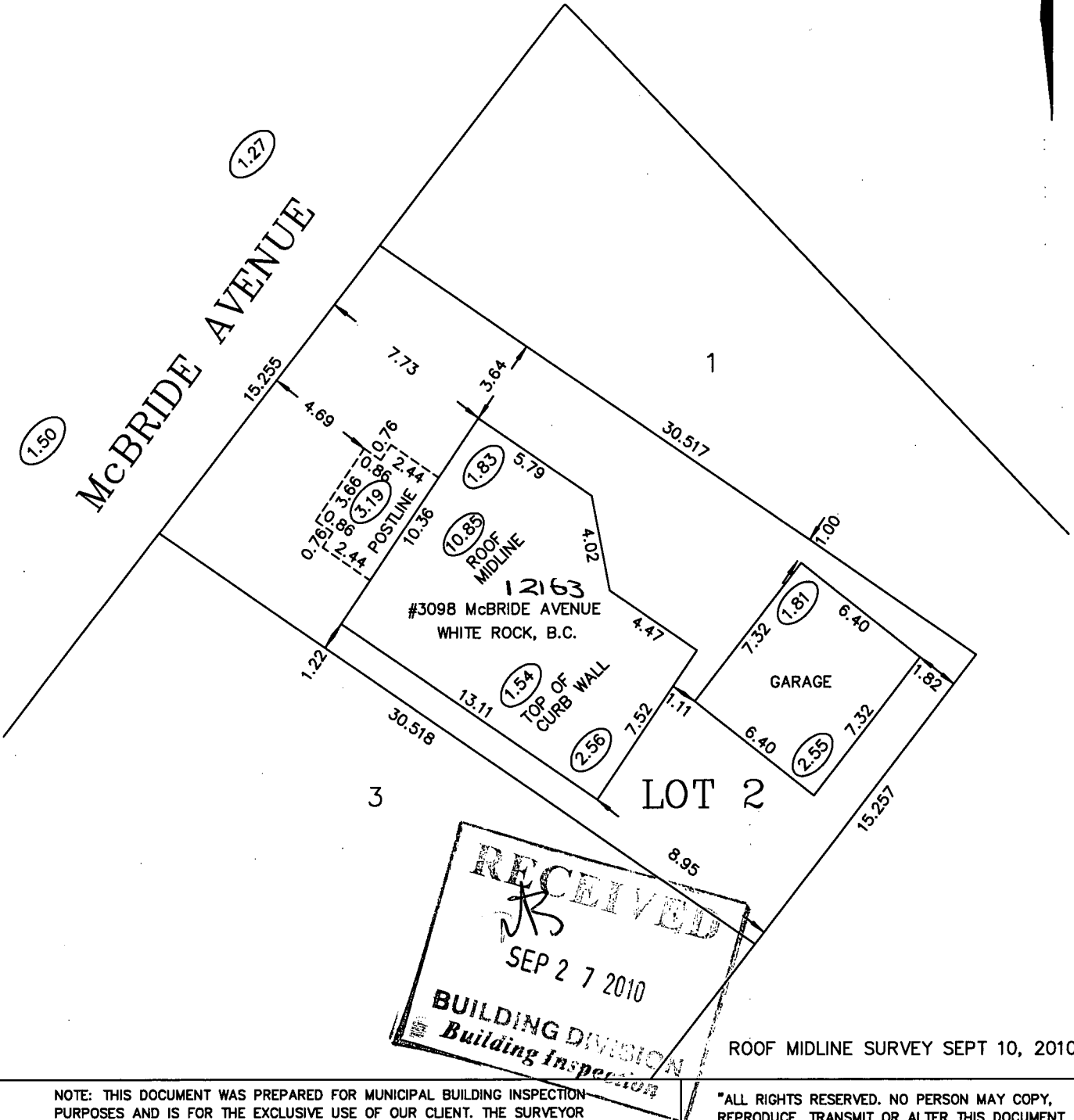
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE
SHOWING BUILDING LOCATION AND ROOF MIDLINE ON
LOT 2, BLOCK 20, DISTRICT LOTS 52, 491, AND 231,
GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 9044

CITY OF WHITE ROCK
SCALE: 1:250 (METRIC)

NOT SUITABLE FOR MORTGAGE PURPOSES



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ELEVATIONS ARE GEODETIC, SHOWN IN METRES, AND ARE DERIVED FROM OCM #5494 = 2.173m (NAD83 C.S.R.S. 2005 DATUM) AND ARE TAKEN TO CENTERLINE OF ROAD AND TOP OF POUR STRIP.

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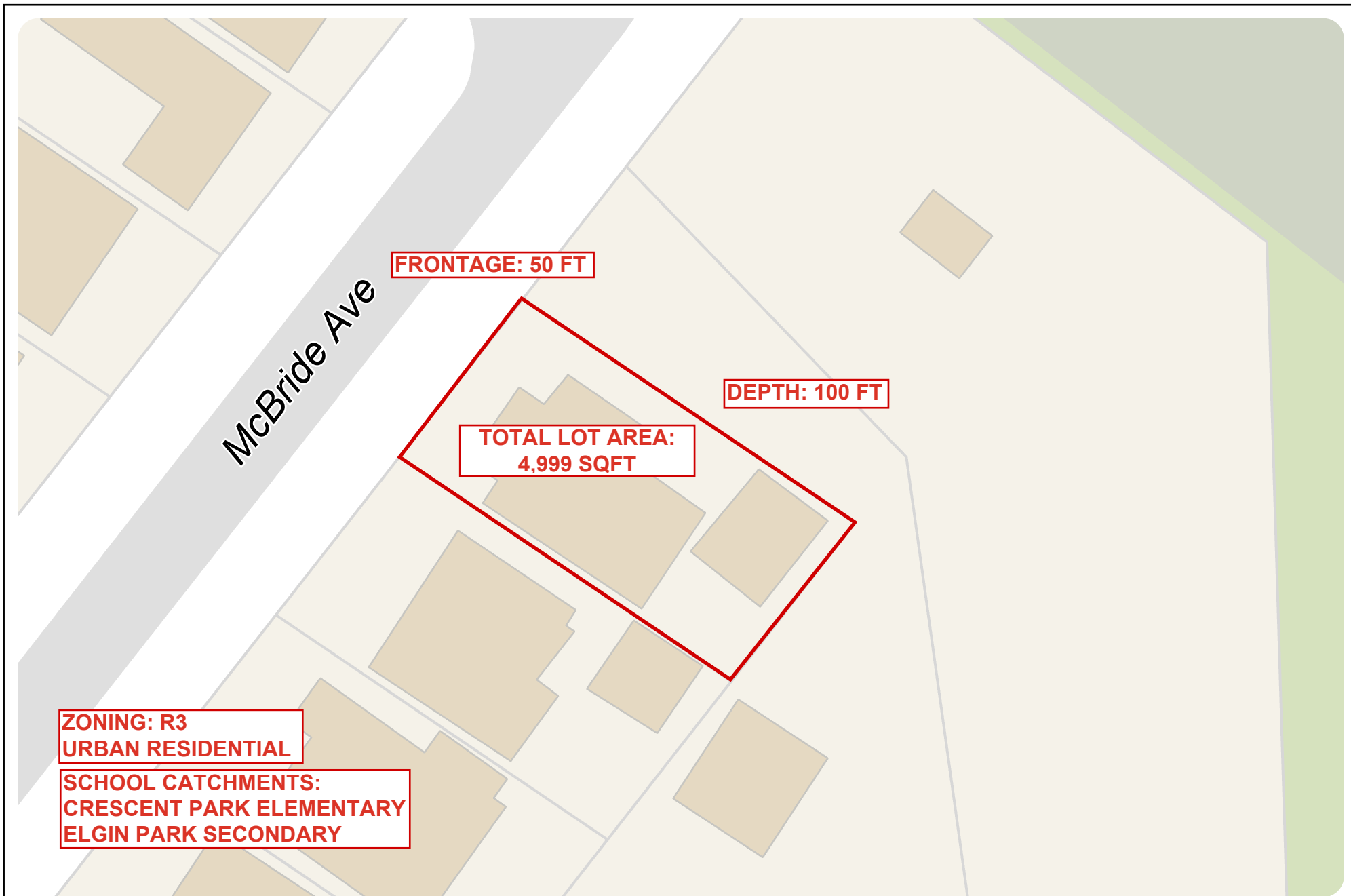
THIS 14th DAY OF SEPTEMBER, 2010.

© WARREN E. BARNARD, B.C.L.S. 2010.

"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



3098 McBride Avenue

Scale: 1:390

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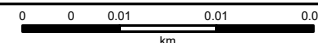
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3098 McBride Avenue

Scale: 1:390

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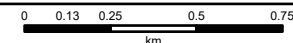


Map created on: 2026-07-29



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Scale: 1:22,000



Map created on: 2026-07-29



CRESCENT BEACH SWIMMING CLUB

Tennis

The CBSC Tennis Program has a great team of Tennis Canada certified coaches providing fun, challenging lessons and events in a supportive and inclusive environment. Using Tennis Canada's Progressive Tennis approach, with modified balls, nets and court sizes to help players of all skill levels learn and succeed. You can also book your tennis court time for open court.

WHAT IS PROGRESSIVE TENNIS? Progressive Tennis introduces the sport of tennis in a fun and interactive way and ensures rapid success for young players. Using modified tennis balls, racquets, nets and courts, young players are properly equipped to enjoy rallies and learn the fundamentals of the game early on. Skills are developed much quicker, allowing for an easy transition to full court tennis. Tennis Canada fully endorses Progressive Tennis.

Courses: Junior Program (4-17 Yrs), Adult Program (18+ Yrs).

Events: Tennis Carnival, Junior Tournaments, Adult & Child Tournaments, Adult Fun Night plus Tennis Awards Ceremony.

Swimming

The CBSC Swim Program has a fantastic group of coaches. The swim program offers a wide variety of activities for children of all ages. All coaches have received both Lifesaving Society and Crescent Beach specific training and are experienced in their areas of work.

Programs: Learn to Swim, (Swimming Assessments Available), Parent & Tot (Children 12-24 Months), Splashers (Children 24-36 Months), Swim Leaders, Morning & Evening Masters Swimming, Masters Water Running.

The Crescent Beach Swimming Club is located at the foot of McBride Avenue, adjacent to Blackie Spit.

Stand-Up Paddleboarding

STAND UP PADDLE BOARD

Introductory Paddle Board course exploring Crescent Beach. Begin to understand the currents and tides at Crescent Beach, basic safety, right of way, self-rescue, paddle techniques and plenty of practice paddling in all weather conditions.

JUNIOR SUP

Introductory Paddleboard course for younger paddlers to explore Crescent Beach in a small group. Begin to understand the currents and tides at Crescent Beach, basic safety, right of way, self-rescue, paddle techniques and plenty of practice paddling.

TEEN PADDLEBOARD

On Thursday, Friday and Saturday evenings in the summer, teens can hang out with their friends while having fun on the water with their Stand-Up Paddleboards. After a short lesson, come back to beloved CBSC Tank for a snack while watching the sun set.

SUNSET PADDLEBOARD

Historically, a very popular event. For a few special evenings in the summer, enjoy a guided evening paddle while watching a phenomenal CBSC sunset. A perfect way to spend an evening out in Crescent Beach with friends, or to make some new ones. To finish off the evening, a relaxing surprise courtesy of the CBSC sailing committee.

Pickleball

The CBSC Pickleball Program has a great team of Pickleball Canada certified coaches providing fun, challenging lessons and events in a supportive and inclusive environment. You can also book your pickleball court time on the fence outside the court. The following programs offered:

JUNIOR PICKLEBALL (10+ YRS)

INTERGENERATIONAL PICKLEBALL SOCAIL (9-12 YRS & 13-15 YRS)

ADULT BEGINNER/INTERMEDIATE LESSONS

ADULT PICKLEBALL SOCIALS

Need a paddle? Borrow one from the Pro Shop!

Sailing

Private lessons are offered with one-on-one coaching or enjoy these programs:

SAIL GREEN – “CANSail” Levels 1 & 2

SAIL GOLD – “CANSail” Levels 3 & 4

CHUTES & WIRES – Opportunity to Apply Many of the Techniques Taught in Sail Gold

JUNIOR WATERFRONT SAFETY – Ages 7 & 8

JUNIOR VOYAGES – Ages 9-11

YOUTH & ADULT RACING

FAMILY SAIL

You can also join in on “Free Sail & Paddle” on the weekends or a free fun-filled drop in session of “Girls in Sailing” (no experience necessary).



3098 McBride Ave

Surrey, BC

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

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



Blackie Spit

3136 McBride Avenue



1 min



Beecher Place

12160 Beecher Street



10 mins



Alexandra Tot Lot

12210 Agar Street



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
2 Dog Parks
1 Community Centre

1 Beach
1 Boating Facility
2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away.



Nearest Street Level Transit Stop

Westbound Sullivan St at Kidd Rd



5 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 7km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

2610 128 St

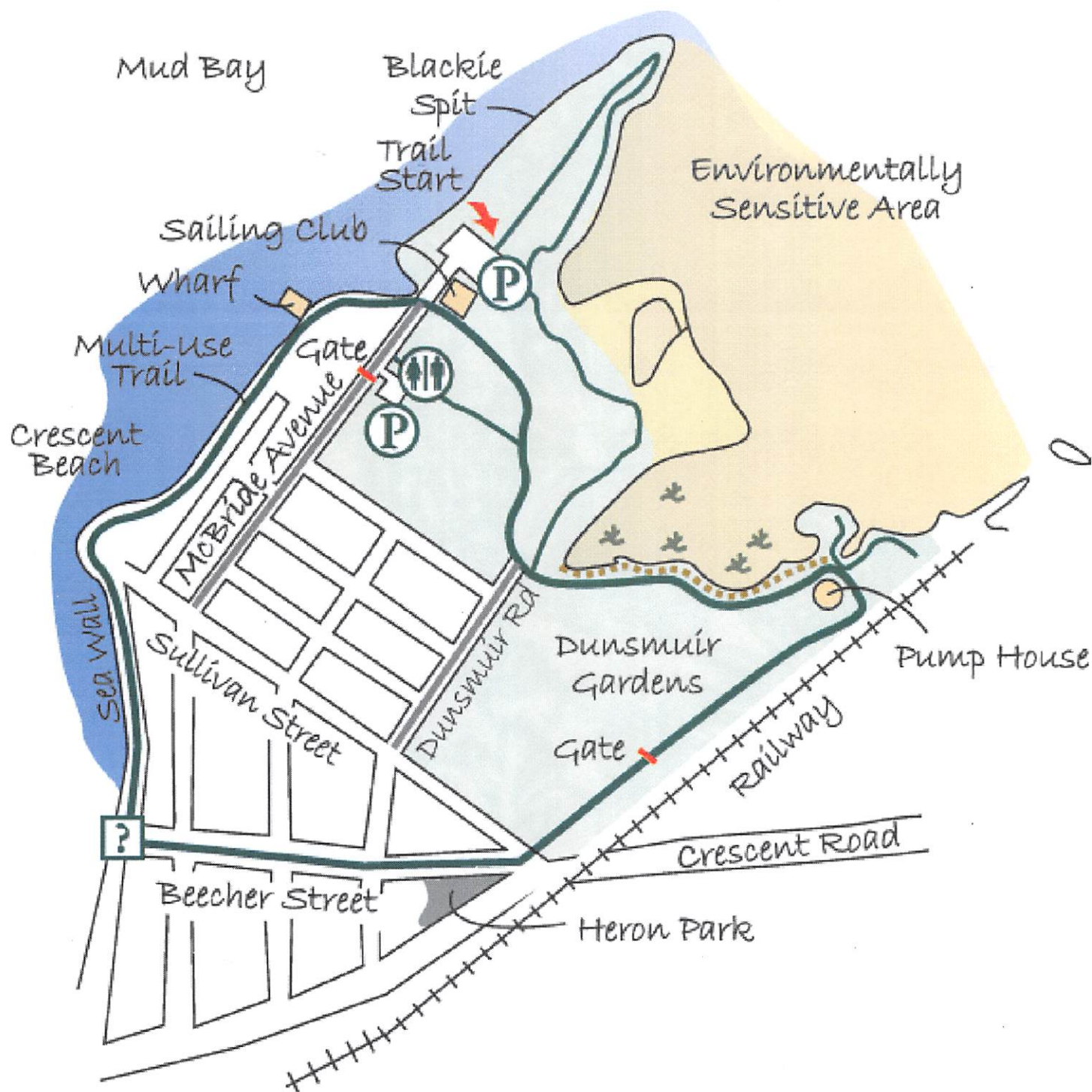


Police Station

1815 152 St

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Blackie Spit Park



HOW TO GET THERE:

Take King George Highway, turn west onto Crescent Road. Proceed down the hill, across the railroad tracks, right onto Sullivan Street, then right onto McBride Avenue and out to the spit for parking.

Nature Trails

OF SURREY

Blackie Spit Park

3136 MCBRIDE AVE

Viewing Tip: Fall migrants start arriving in mid-August; spring migrants in mid-March.



Twice each year, Blackie Spit Park is a rest stop for over 300 species of birds and more than 100,000 ducks and geese as they move between southern wintering sites and northern summer breeding grounds.

This park is full of amazing sights and sounds. Its trails will lead you through forest and meadow, along shorelines, and along the dyke to Dunsmuir Community Gardens. If you go exploring on the beach, please remember to tread lightly; it may only look like lifeless rocks, shells and sand, but the beach is home to many living creatures too!

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.