











Presented by:
Beebe Cline - PREC

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



Active
R3176922
Board: F
Townhouse

14 17516 4 AVENUE
South Surrey White Rock
Pacific Douglas
V3S 0R9

Residential Attached
\$825,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$825,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet): 0.00	Bathrooms: 2	Age: 23
Frontage(metres):	Full Baths: 2	Zoning: CD-56
Depth / Size (ft.): 00	Half Baths: 0	Gross Taxes: \$3,506.39
Sq. Footage: 0.00	P.I.D.: 025-644-599	For Tax Year: 2026
Flood Plain: No		Tax Inc. Utilities?: No
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: Douglas Point		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Slab**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2026**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail., Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 6 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT STRATA PLAN BCS340 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main): **1,165**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,165 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,165 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **9**

Units in Development: **76**
Exposure: **East**
Mgmt. Co's Name: **Hugh & McKinnon**
Maint Fee: **\$516.04**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, RV Parking, Sewer, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-531-1909**
Council/Park Apprv?: **No**
Locker: **No**
of Pets: **1**
Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

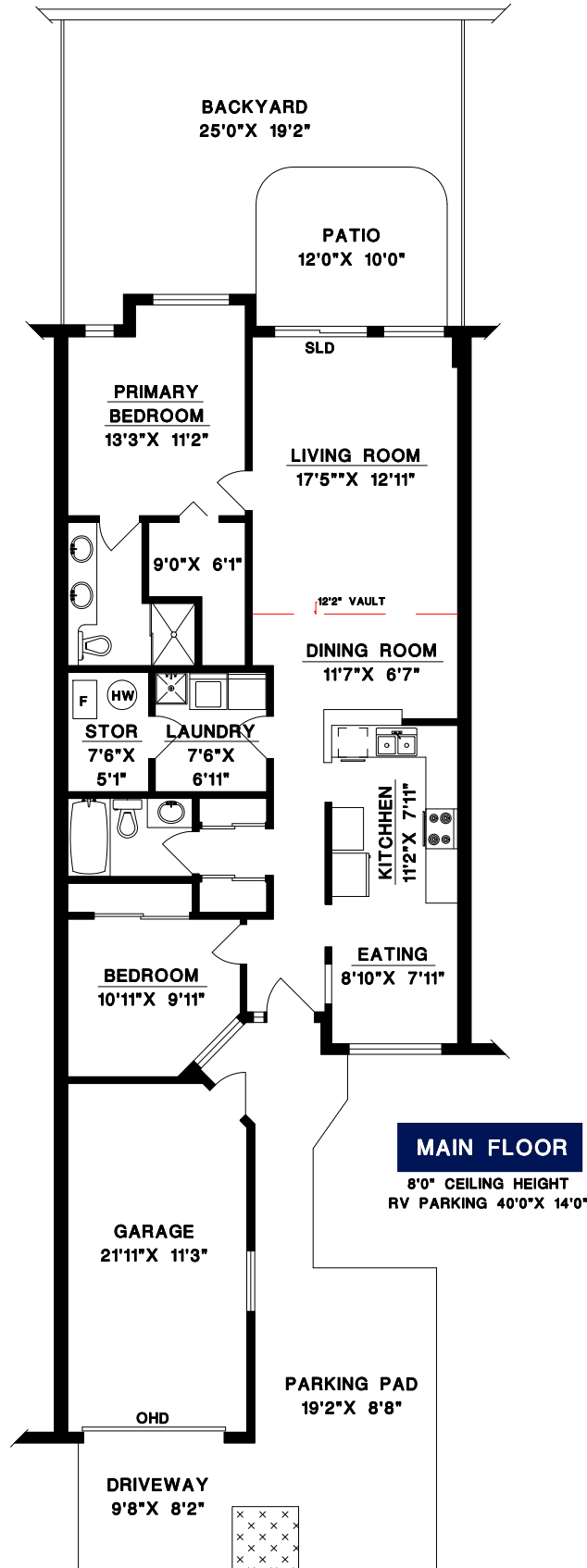
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Eating Area	8'10 x 7'11	Main	Walk-In Closet	9'0 x 6'1	1	Main	4	Yes
Main	Kitchen	11'2 x 7'11			x	2	Main	3	No
Main	Laundry	7'6 x 6'11			x	3			No
Main	Storage	7'6 x 5'1			x	4			No
Main	Bedroom	10'11 x 9'11			x	5			No
Main	Dining Room	11'7 x 6'7			x	6			No
Main	Living Room	17'5 x 12'11			x	7			No
Main	Primary Bedroom	13'3 x 11'2			x	8			No

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

"Douglas Point" gated complex rancher style home. 2 bed/2 full bath, 1,155 SF in immaculate move-in condition. Maple kitchen with eating area. Large windows offer bright living spaces. East orientation overlooks fenced backyard 25'/19'2 with patio. Grassed area in backyard with privacy fencing. Entire rancher has just been freshly painted. All new appliances & new carpet in bedrooms. Single garage 262 SF + parking pad at door & six visitor parking spots adjacent. Back of property has RV parking lot. Bonus parking spot (#14) is designated 14'/40' RV parking space, has power outlet available (\$25/month). Pets: 1 cat or 1 dog. Level, safe walk to Pacific Gateway Village Shopping Centre offers: medical, dental, pharmacy, plenty of shopping options & dining. School Catchments: Douglas Elementary & Earl Marriott Secondary.

BEEBE CLINE

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



MAIN FLOOR	1165	SQ. FT.
FINISHED AREA	1165	SQ. FT.

GARAGE	262	SQ. FT.
PATIO	118	SQ. FT.
PARKING PAD	166	SQ. FT.

*Area measurements taken to center of all walls.



DRAWN BY: CN
DATE: OCTOBER 2028
REVISED:

**STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE
(Section 59)**

The Owners, Strata Plan BCS 340 certify that the information contained in this certificate with respect to Strata Lot 06 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$516.04**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*. **\$220.34**
- (c) Are there any agreements under which the owner of the strata lot described above take responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
☒ **Yes** One on file
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.
The payment is to be made by[February 1, 2025 or at time of sale]. **NIL**
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **UNKNOWN**
- (f) Amount in the contingency reserve fund minus any expenditures been approved but not yet taken from the fund as of **(SEPTEMBER 2026) \$606,926.71**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ **No** If Yes, **attach a copy of all amendments**
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
☒ **No** If Yes, **attach a copy of all resolutions**
- (h.1) Are there any winding-up resolutions that have been passed?
☒ **No** If Yes, **attach a copy of all resolutions**
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws that have not yet been voted on?
☒ **No** If Yes, **attach a copy of Notice or Minutes**
- (j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?
☒ **No** If Yes, **attach details**
This does not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots.
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
☒ **No** If Yes, **attach copies of all notices or work orders**
- (l) Repealed. [B.C. Reg. 6/2023, s. 6 (a).]
- (m) Are there any parking stall(s) allocated to the strata lot?
☐ **no** ☒ **Yes**
- (i) If no, complete the following by checking the correct box

- ☐ No parking stall is available
- ☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- ☒ Parking stall(s) number(s).....**GARAGE**.....is/are part of the strata lot
- ☐ Parking stall(s) number(s) is/are separate strata lot(s) or parts of a strata lot.....[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
- ☒ Parking stall(s) number(s) ...**Pad** is/are limited common property
- ☐ Parking stall(s) number(s) is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Parking stall(s) number(s) is/are allocated with strata council approval*
- ☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
- ☐ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details:

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

(n) Are there any storage locker(s) allocated to the strata lot?

- ☒ no ☐ yes

(i) If no, complete the following by checking the correct box

- ☒ No storage locker is available
- ☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- ☐ Storage locker(s) number(s) is/are part of the strata lot
- ☐ Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot.....[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- ☐ Storage locker(s) number(s) is/are limited common property
- ☐ Storage locker(s) number(s) is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☐ Storage locker(s) number(s) is/are allocated with strata council approval*
- ☐ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
- ☐ Storage locker(s) number(s).....may have been allocated by owner developer assignment

Details:

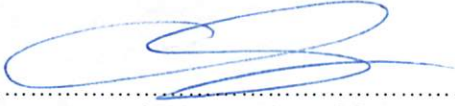
[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

- (o) a summary of the strata corporation's insurance coverage
[Provide a summary of the insurance coverage on a separate sheet or sheets.]
- (p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:
Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?
- ☐ no ☒ yes *[attach copy of all electrical planning reports]*

As required by section 59(4) of the Strata Property Act attached are:

- ☒ Rules of the Strata Corporation
- ☒ Current Budget of the Strata Corporation
- ☒ The most recent Depreciation Report, if any, obtained by the Strata Corporation under section 94.


.....(Carol Edwads)
Strata Agent for Strata Plan BCS 340

Date: October 27, 2026*



HUGH & MCKINNON
REALTY
ESTABLISHED 1909

FOR OVER
100
Years

January 31, 2014

Douglas Point
14, 17516 - 4th Avenue
Surrey, BC V3S 0R9

Dear

RE: STEP TO GARAGE & DRAIN ROCK



**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT
2014-02-04



To Nom		Destinataire Nom	
Address 14, 17516 4th AVE		Adresse 14, 17516 4th AVE	
City / Prov. / Postal Code SURREY BC V3S 0R9		Ville / Prov. / Code postal SURREY BC V3S 0R9	
Declared Value Valeur déclarée	\$		

FOR DELIVERY CONFIRMATION www.canadapost.ca	CONFIRMATION DE LA LIVRAISON www.postescanada.ca
or/ou 1 888 550-6333	
CPC Tracking Number 33-086-584 (11-04)	Numéro de suivi de la SCP BCS 340

RW 951 125 596 CA

We are writing on behalf of the Strata Council for Strata Plan BCS 340, Douglas Point.

Council has approved your request to alter the step to the garage door and install small drain rock along the fence to a maximum of six inches, subject to the following conditions:

1. The installation is completed by a professional with Work Safe BC coverage.
2. The existing materials are to be removed in a way which does not result in the soiling of the common areas.
3. The existing materials are to be removed from the site and not disposed of in the Strata Corporation's refuse receptacles;
4. The work is to be done in such a way as to not interfere with the quiet enjoyment of adjacent residents, and under no circumstances is the work to begin before 8:00 AM nor go beyond 6:00 PM;
5. You will take full responsibility for the alteration(s) and future maintenance.
6. In the event of a sale, the purchasers will be made aware of the responsibilities and the owner agrees to deliver any prospective purchaser of the strata lot a copy of this Agreement and to require that, as a term of any contract of purchase and sale in respect of the strata lot, the purchaser agrees to execute and to deliver to the Strata Corporation on the completion date, an agreement substantially in the form of this Agreement and to be bound by the terms therein.

Please submit a signed copy of this letter indicating your acceptance of the above terms for approval. The signed copy must be received PRIOR to any work taking place. Your receipt of this registered letter and your proceeding with the alterations indicates your acceptance of the above terms.

Please advise Council or the Strata Agent when the alterations requested are completed, so an inspection can take place. Should you have any questions, please do not hesitate to call the writer.

Yours truly,

HUGH & MCKINNON REALTY LTD.
as agents for Strata Plan BCS 340

/gr

c: Council

SUMMARY OF COVERAGES

Date: July 29, 2026

This Is To Certify To: The Owners of Strata Plan BCS340 - Douglas Point, for itself and in its capacity as trustee for the Unit Owners and/or any Administrator or other agent designated in the Condominium By-Laws or under the Strata Property Act and/or the Property Manager and/or the Contract Manager for the Strata Corporation and/or their employees and/or the employees of the Corporation and/or the Board of Directors and/or the individual unit owners as their respective interests may appear.

That the following described policy(ies) or cover note(s) in force at this date have been affected to cover as shown below:

Name of Insured: The Owners of Strata Plan BCS340 - Douglas Point
Insured Location(s): Units 1 to 38 – 17516 4th Avenue Surrey, BC V3Z 0R9 & Units 39 to 76 – 17516 4th Avenue, Surrey, BC V3Z 0S1
Policy #: TBA

Term: July 31, 2026 to July 31, 2027
 12:01 am Standard time at the mailing address of the named insured

Certificate Effective Date: July 31, 2026

Additional Insured: Hugh & McKinnon Realty Ltd, as Property Manager and only arising out of the operations of the Named Insured

Additional Information: This Summary of Coverages is issued specifically with respect to the following unit: ALL UNITS

Loss If Any Payable To: All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. The Standard Mortgage Clause is applicable unless a Special Mortgage Clause attached.

PROPERTY	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount, Co-insurance 130% Extended Replacement Cost	\$5,000	\$26,684,000
Water Damage	\$10,000	Included
Sewer Back Up	\$10,000	Included
Flood Damage	\$25,000	Included
Earthquake Coverage	15% min \$100,000	Included
Crime	Nil	\$25,000
Excess Additional Living Expense	Nil	\$50,000 per individual unit \$1,000,000 annual aggregate
Master Key Coverage	Nil	\$25,000
Environmental (Green) Upgrade – included in SI Plus Extension	Nil	\$500,000
Underground Lines	\$10,000	Included

E&OE

It's all good.

SUMMARY OF COVERAGES



LIABILITY	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence	\$1,000	\$25,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	\$1,000	\$25,000,000
Products & Completed Operations (Aggregate)	\$1,000	\$25,000,000
Personal & Advertising Injury Liability (Any one person or organization)	\$1,000	\$25,000,000
Directors & Officers Liability (Per occurrence/ aggregate)	Nil	\$10,000,000
Volunteer Accident	Nil	\$100,000 per occurrence \$1,000,000 aggregate
Pollution Liability	\$2,500	\$1,000,000
Cyber	\$1,000 min 8 Hour waiting period	\$100,000
Terrorism (Per occurrence/ aggregate)	\$2,500	\$250,000
Non Owned Automobile	\$1,000	\$5,000,000

OTHER COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Equipment Breakdown	\$1,000	\$26,684,000
Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Blanket Glass	\$500	Included

Subject to Insurer's Policy wordings, deductibles, conditions, and exclusions.

Subject to Statutory Conditions of the Province of BC and The Strata Act of British Columbia.

This certificate is issued as a matter of information only and does not confer any rights on the holder and imposes no liability on the insurer.



Al Schill, President
Schill Insurance Brokers Ltd.

Income Statement

Period = Sep 2026

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4000-0000	GROSS REVENUE				
4300-0000	Strata Fees	40,247.77	0.00	80,495.54	0.00
4540-0000	Clubhouse Rental Income	100.00	0.00	200.00	0.00
4600-0000	Bank Interest	103.36	0.00	263.81	0.00
4800-0000	Prior Year Surplus Transfer	-408.87	0.00	0.00	0.00
4999-9999	TOTAL REVENUE	40,042.26	0.00	80,959.35	0.00
6000-0000	EXPENSES				
6000-1000	RECOVERABLE EXPENSES				
6200-0000	General Repairs & Maintenance	0.00	0.00	-0.01	0.00
6212-0000	Gate Repairs & Maintenance	0.00	0.00	1,757.94	0.00
6260-0000	Landscaping/Grounds Contract	7,036.84	0.00	14,073.68	0.00
6267-0000	Irrigation	0.00	0.00	3,788.40	0.00
6300-0000	Hugh & Mckinnon Management Fees	2,168.74	0.00	4,337.48	0.00
6320-0000	Insurance	3,211.25	0.00	6,422.50	0.00
6410-0000	Electricity	29.37	0.00	51.37	0.00
6410-1000	Electricity - RV Parking/Vehicle Charging	19.89	0.00	54.89	0.00
6430-0000	Water & Sewer	2,666.67	0.00	5,333.34	0.00
6465-0000	Enterphone	362.04	0.00	442.68	0.00
6510-0000	Clubhouse/Rec. Centre R & M	210.00	0.00	210.00	0.00
6520-2000	Clubhouse/Rec. Centre - Hydro/Gas	35.51	0.00	125.40	0.00
6720-0000	Office Expenses	21.00	0.00	123.40	0.00
6750-0000	Bank Charges	27.50	0.00	55.00	0.00
6900-0000	Reserve Contributions	14,549.35	0.00	29,098.70	0.00
6999-9999	TOTAL RECOVERABLE EXPENSES	30,338.16	0.00	65,874.77	0.00
8999-9999	TOTAL EXPENSES	30,338.16	0.00	65,874.77	0.00
9999-9998	NET INCOME	9,704.10	0.00	15,084.58	0.00

Balance Sheet

Period = Sep 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
1000-0000	ASSETS	
1000-1000	CURRENT ASSETS	
1110-0000	Bank - Scotiabank & Trust	47,006.73
1115-0000	Bank - Contingency Reserve Fund Trust	705,724.57
1180-0000	Petty Cash	300.00
1300-0000	Accounts Receivable	1,197.68
1410-0000	Prepaid Insurance	32,112.50
1499-9999	TOTAL CURRENT ASSETS	786,341.48
1999-9999	TOTAL ASSETS	786,341.48
2000-0000	LIABILITIES & EQUITY	
2000-1000	CURRENT LIABILITIES	
2200-2000	Accounts Payable - NSF to H&M	40.00
2203-0000	Accrued Payables	4,214.96
2203-0100	Accrued Payables - Water & Sewer	10,666.68
2210-0000	Prepaid Liability	237.37
2230-2000	Special Levies Assessed - Fencing	237,715.91
2230-2100	Special Levies Collected - Fencing	-237,715.91
2300-1000	Loan Payable - OPR to CRF	10,000.00
2499-9999	TOTAL CURRENT LIABILITIES	25,159.01
2999-9999	TOTAL LIABILITIES	25,159.01
3000-0000	EQUITY	
3500-0000	RESERVES	
3510-0000	CRF Prior Years	574,853.59
3515-0000	CRF Current Year Contributions	29,098.70
3520-0000	CRF Interest	2,974.42
3530-0000	Funds Loaned From CRF	-10,000.00
3550-0045	CRF Resolution - Driveways/Walkways	2,017.35
3550-0093	CRF Resolution - Guest Suite	6,300.00
3550-0140	CRF Resolution - Fence Replacement	92,994.01
3550-0245	CRF Resolution - Window Caulking	7,486.50
3599-9999	TOTAL RESERVES	705,724.57
3612-0000	Special Levies Owner Contributions - Fencing	437,715.91
3612-1000	Special Levies Expenses - Fencing	-443,131.38
3612-2000	Special Levies Interest - Fencing	5,415.47
3612-3000	SPECIAL LEVIES TOTAL - FENCING	0.00
3699-9999	TOTAL SPECIAL LEVIES	0.00
3800-0000	Retained Earnings	15,084.58
3810-0000	Prior Year's Retained Earnings	40,373.32
3999-9998	TOTAL EQUITY	761,182.47
3999-9999	TOTAL LIABILITIES & EQUITY	786,341.48

Budget Comparison (Accrual)

Strata Plan BCS340 - Douglas Point (pr-0340)

September 2026

Prepared For:

Strata Plan BCS340 - Douglas Point
17516 4 Avenue
Surrey, BC V3Z 0R9

Prepared By:

Hugh & McKinnon Realty Ltd.
14007 16th Avenue
Surrey BC, V4A 1P9
Phone (604) 531-1909

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
GROSS REVENUE							
Strata Fees	40,247.77	41,455.17	-1,207.40	80,495.54	82,910.34	-2,414.80	497,462.00
Parking Rental	0.00	108.33	-108.33	0.00	216.66	-216.66	1,300.00
Clubhouse Rental Income	100.00	25.00	75.00	200.00	50.00	150.00	300.00
Bank Interest	103.36	83.33	20.03	263.81	166.66	97.15	1,000.00
Prior Year Surplus Transfer	-408.87	0.00	-408.87	0.00	0.00	0.00	0.00
TOTAL REVENUE	40,042.26	41,671.83	-1,629.57	80,959.35	83,343.66	-2,384.31	500,062.00
EXPENSES							
RECOVERABLE EXPENSES							
General Repairs & Maintenance	0.00	1,933.33	1,933.33	-0.01	3,866.66	3,866.67	23,200.00
Gate Repairs & Maintenance	0.00	264.17	264.17	1,757.94	528.34	-1,229.60	3,170.00
Fencing Repairs & Maintenance	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
Sump System Repairs &	0.00	820.00	820.00	0.00	1,640.00	1,640.00	9,840.00
Vent/Duct Cleaning	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
Fire Safety/Equipment	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Pest Control	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
Landscaping/Grounds Contract	7,036.84	7,036.83	-0.01	14,073.68	14,073.66	-0.02	84,442.00
Landscaping/Grounds	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
Landscaping/Grounds	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
Irrigation	0.00	1,250.00	1,250.00	3,788.40	2,500.00	-1,288.40	15,000.00
Snow Removal	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
Hugh & McKinnon Management	2,168.74	2,277.17	108.43	4,337.48	4,554.34	216.86	27,326.00
Insurance	3,211.25	3,211.25	0.00	6,422.50	6,422.50	0.00	38,535.00
Electricity	29.37	31.25	1.88	51.37	62.50	11.13	375.00
Electricity - RV Parking/Vehicle	19.89	133.92	114.03	54.89	267.84	212.95	1,607.00
Water & Sewer	2,666.67	3,820.83	1,154.16	5,333.34	7,641.66	2,308.32	45,850.00
Enterphone	362.04	130.17	-231.87	442.68	260.34	-182.34	1,562.00
Clubhouse/Rec. Centre R & M	210.00	316.67	106.67	210.00	633.34	423.34	3,800.00
Clubhouse/Rec. Centre -	35.51	185.67	150.16	125.40	371.34	245.94	2,228.00
Clubhouse/Rec. Centre	0.00	20.83	20.83	0.00	41.66	41.66	250.00
Legal & Accounting	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
Office Expenses	21.00	391.67	370.67	123.40	783.34	659.94	4,700.00
Bank Charges	27.50	29.17	1.67	55.00	58.34	3.34	350.00
Reserve Contributions	14,549.35	15,677.25	1,127.90	29,098.70	31,354.50	2,255.80	188,127.00
TOTAL RECOVERABLE EXPENSES	30,338.16	41,671.85	11,333.69	65,874.77	83,343.70	17,468.93	500,062.00
TOTAL EXPENSES	30,338.16	41,671.85	11,333.69	65,874.77	83,343.70	17,468.93	500,062.00
NET INCOME	9,704.10	-0.02	9,704.12	15,084.58	-0.04	15,084.62	0.00

FLOOR PLANS

STRATA PLAN BCS 340

SCALE 1:200

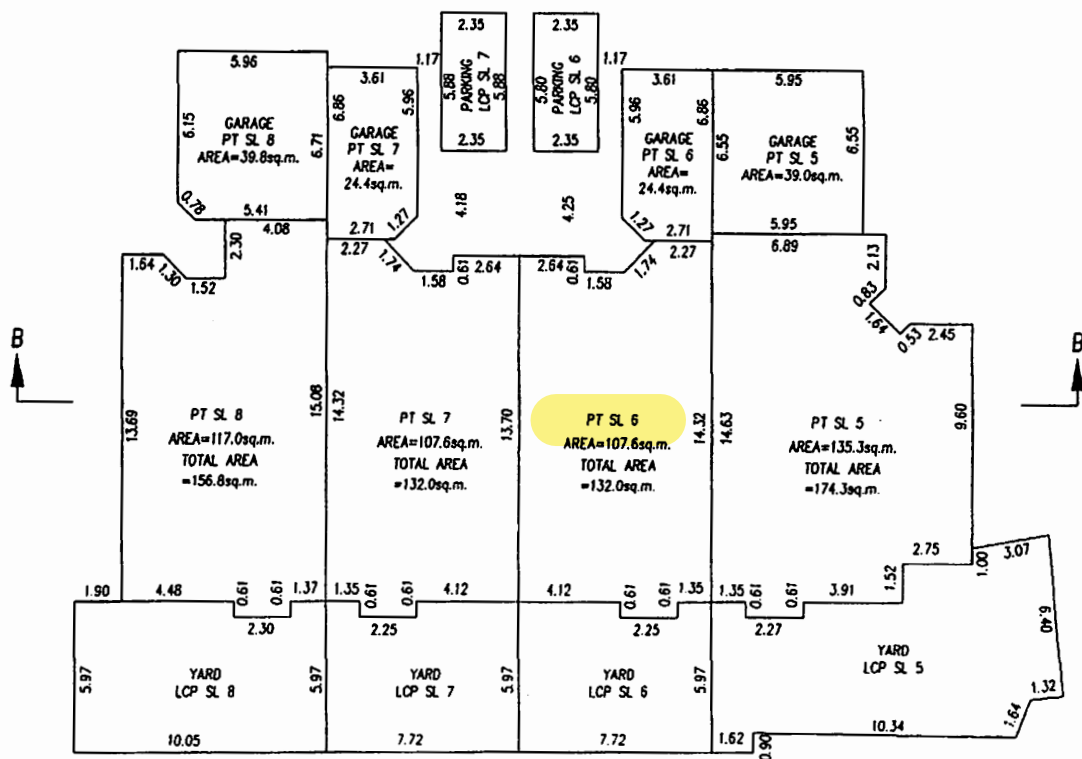
0 5 10 15
ALL DISTANCES IN METRES

PHASE 1

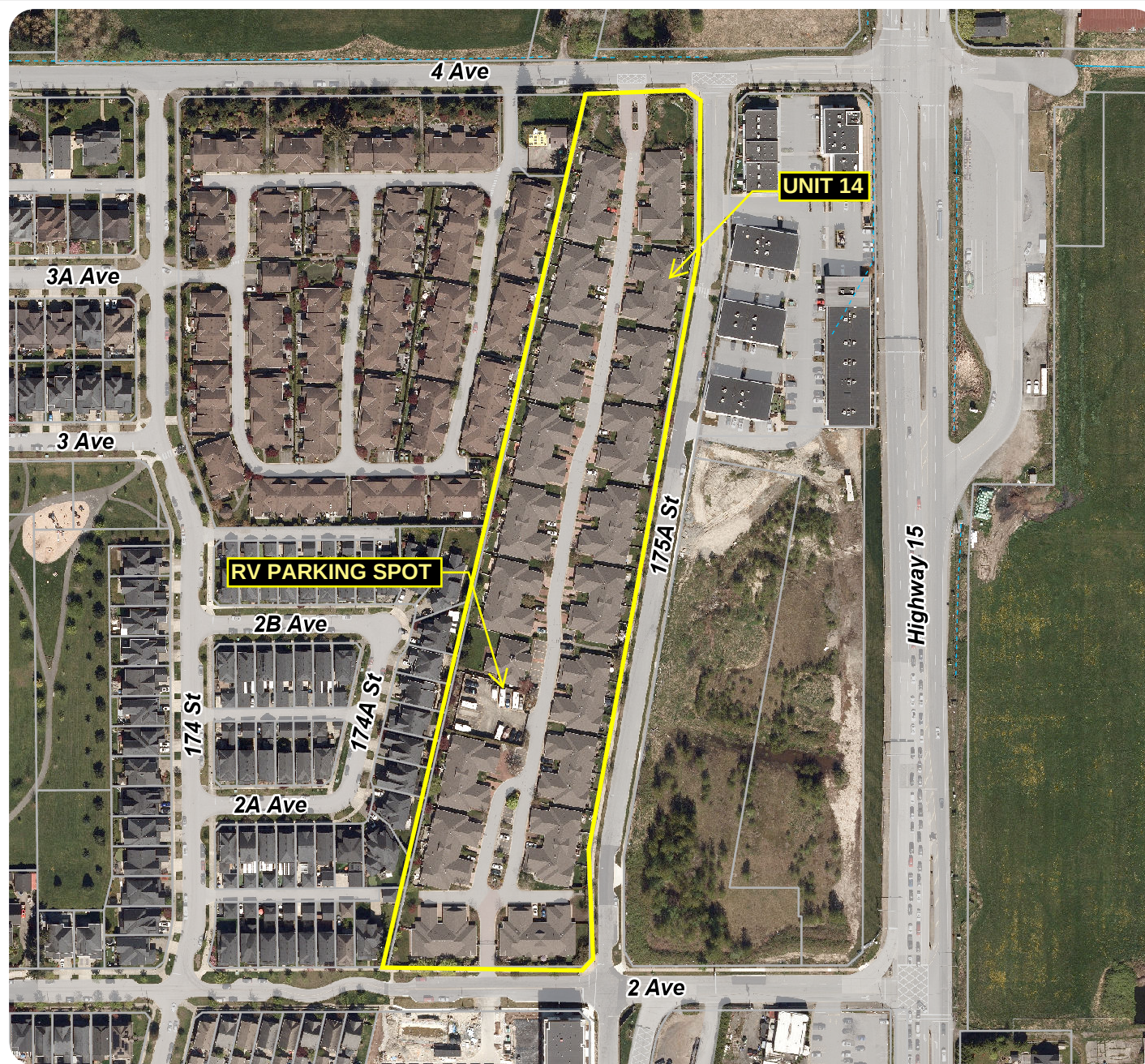


BUILDING 4

MAIN FLOOR



DATED THIS 26th DAY OF March 2003



Legend

Water Courses

— River

— Creek

- - - Ditch

 Transit Stops (All Stops)

 Road Surface

 Buildings (labels)

17516 4 Avenue

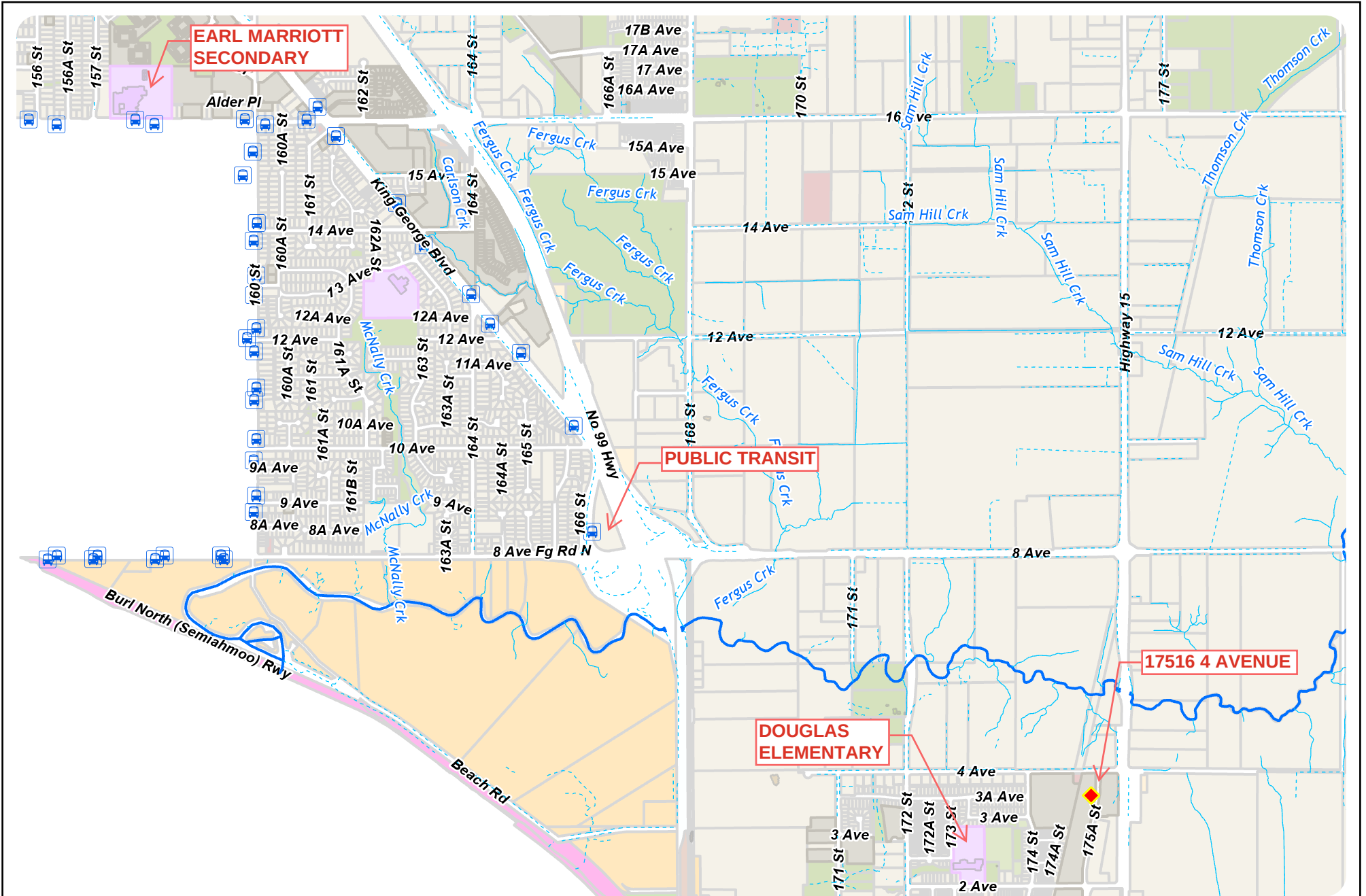
Scale: 1:2,850

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



0 0.02 0.04 0.07 0.11
km

Map created on: 2026-10-14



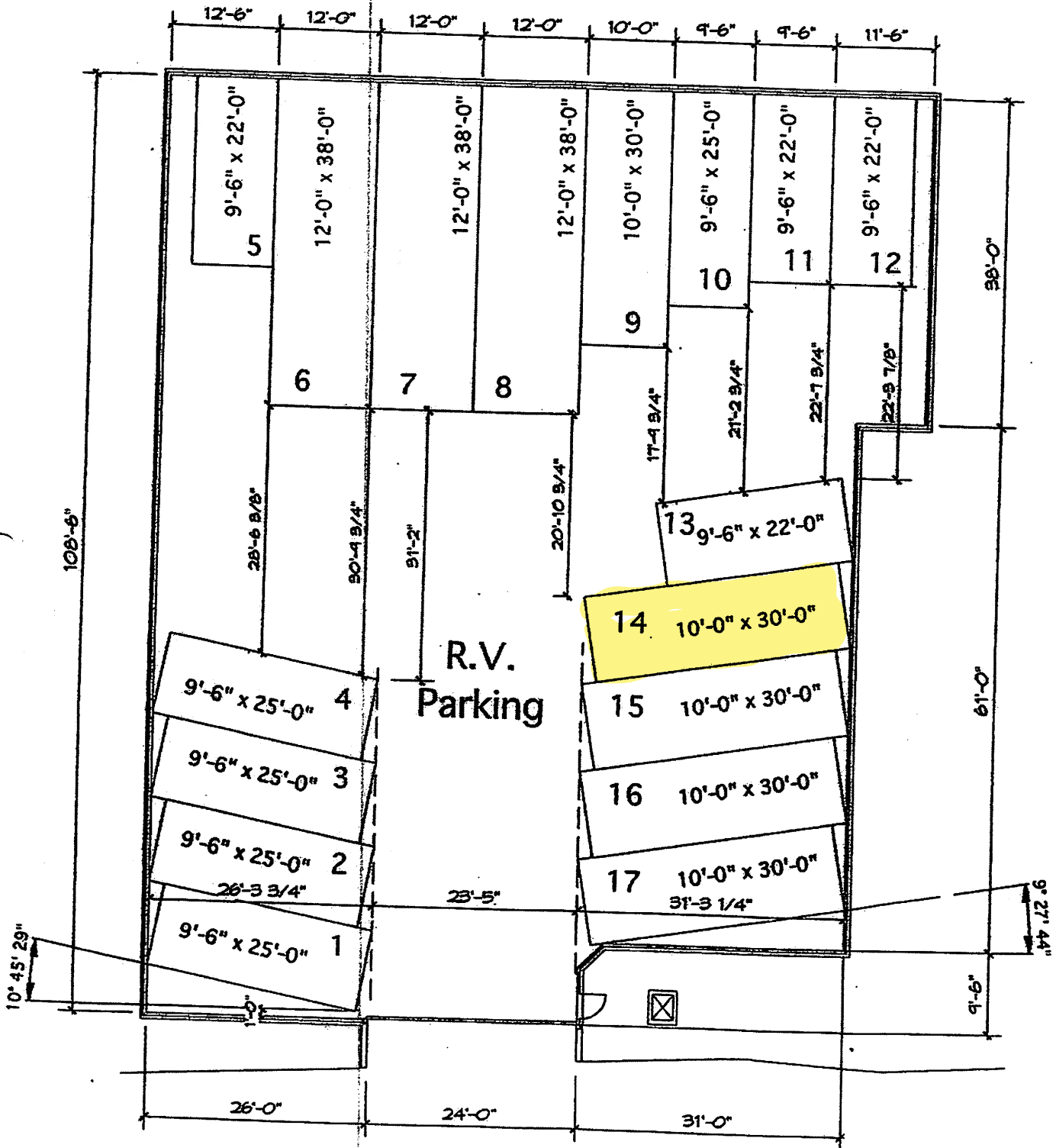
17516 4 Avenue

Scale: 1:19,000



Schedule "A"

Parking Plan



PACIFIC GATEWAY VILLAGE (OUTDOOR MALL)
388 175A STREET
(LOCATED WITHIN WALKING DISTANCE)

HEALTH & WELLNESS:

Semiahmoo Athletic Club *(Gym)*
Catalyst Kinetics Group
(Chiropractic, Naturopathic, Physiotherapy, Massage Therapy + Fitness & Kinesiology)
Simply White Dental
Douglas Compounding Pharmacy

FOOD:

Fresh Choice Market
Gateway Liquor Store
Canadian Pizza
Jojo's Chicken Shack

BEAUTY SERVICES:

Lovely Nails Spa
Olive Your Hair Studio
Brows of Joy

SPECIALTY SERVICES:

Creative Kids Learning Centre
Ignite Dance Studio *(For All Ages)*
Bentley's Retreat *(Doggy Daycare, Grooming & Training)*
Kayley Jane Design *(Interior Design Studio)*
Blacklist Tattoo

Kingfisher Farm Market (June – October)
Located at 512 172 Street
Farm Fresh Produce & Flowers

NOBLES at the Hills
16900 4 Avenue (Located on the Golf Course)
Italian Restaurant



17516 4 AVENUE

Surrey, British Columbia

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

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

LookDeeper

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

Other Local Schools

East Kensington Elementary

Grades K to 7
2795 184 St

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

Langley Equestrian Academy

Grades 7 to 12
20902 37a Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Dufferin Park

17355 2 Avenue



4 mins



Campbell River Greenbelt

8 Ave



15 mins



Glades Garden Park

561 172nd Street



13 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

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 hospital, and a police station within 5km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

2016 176 St



Police Station

15299 Pacific Ave

HoodQ

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