
29
UNIT 29 1711 140 STREET
"OCEANWOOD"





































Presented by:

Beebe Cline - PREC

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

Active
R3181514
Board: F
Townhouse

29 1711 140 STREET

South Surrey White Rock
Sunnyside Park Surrey
V4A 4H1

Residential Attached
$1,249,000 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$1,249,000**
Meas. Type:		Bedrooms:	**2**	Approx. Year Built:	**1996**
Frontage(feet):		Bathrooms:	**3**	Age:	**30**
Frontage(metres):		Full Baths:	**3**	Zoning:	**MR2**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$4,836.20**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:	**No**	P.I.D.:	**023-428-040**	Tax Inc. Utilities?:	**No**
View:	**No :**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **Oceanwood**
First Nation Reserve:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year: **2021**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water: **Yes**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **Yes**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **2 Blks Bayridge**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 29 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2407 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Air Cond./Central, Club House, Garden, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Security System, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	**1,495**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**956**	
Finished Floor (Total):	**2,451**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**2,451**	**sq. ft.**

Suite: **None**
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: **5'0** # of Levels: **2**
# of Kitchens: **1** # of Rooms: **12**

Units in Development: Tot Units in Strata: **31** Locker: **No**
Exposure: **East** Storeys in Building:
Mgmt. Co's Name: **C-21 Prudential Estates** Mgmt. Co's #: **604-278-2121**
Maint Fee: **$534.37** Council/Park Apprv?: **No**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest.**
Restricted Age: **55+** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**4'7 x 8'8**
Main	**Living Room**	**12'1 x 13'8**
Main	**Dining Room**	**12'10 x 8'7**
Main	**Kitchen**	**12'5 x 10'7**
		x
Main	**Family Room**	**17'10 x 12'3**
Main	**Primary Bedroom**	**12'8 x 12'3**
Main	**Walk-In Closet**	**7'3 x 5'4**

Floor	Type	Dimensions
Main	**Bedroom**	**10'6 x 11'7**
		x
Bsmt	**Recreation Room**	**16'11 x 34'8**
Bsmt	**Laundry**	**9'9 x 9'9**
Bsmt	**Utility**	**6'2 x 9'6**
Bsmt	**Storage**	**12'11 x 12'9**
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**No**
2	**Main**	**5**	**Yes**
3	**Bsmt**	**3**	**No**
4			**No**
5			**No**
6			**No**
7			**No**
8			**No**

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

"Oceanwood" excellent location. Generous size 2,478 SF townhome, completely renovated in 2021 plus nine foot ceilings, A/C, vaulted, skylight. Two natural gas fireplaces. All new flooring. New kitchen w/ white cabinetry to ceiling. Every appliance is new-has wine fridge. Quartz island w/ seating .East facing patio Landscaped. Interior fully painted, Bathrooms new-glass enclosures and cabinets-new toilets & fixtures . Two bdrms on Main Floor & 2 full bath. Has a 3 pc bathroom in Basement 956 SF 8' ceilings & window. Abundant storage. New Furnace & hot water Tank (no poly B) double side-by-side garage w/ epoxy floor & custom storage system. Lots of visitor parking. Oceanwood is security gated entry. Quality build by GENEX. Boutique 31 Units. Complex is 55+, 2 pets welcome. Move-in ready!

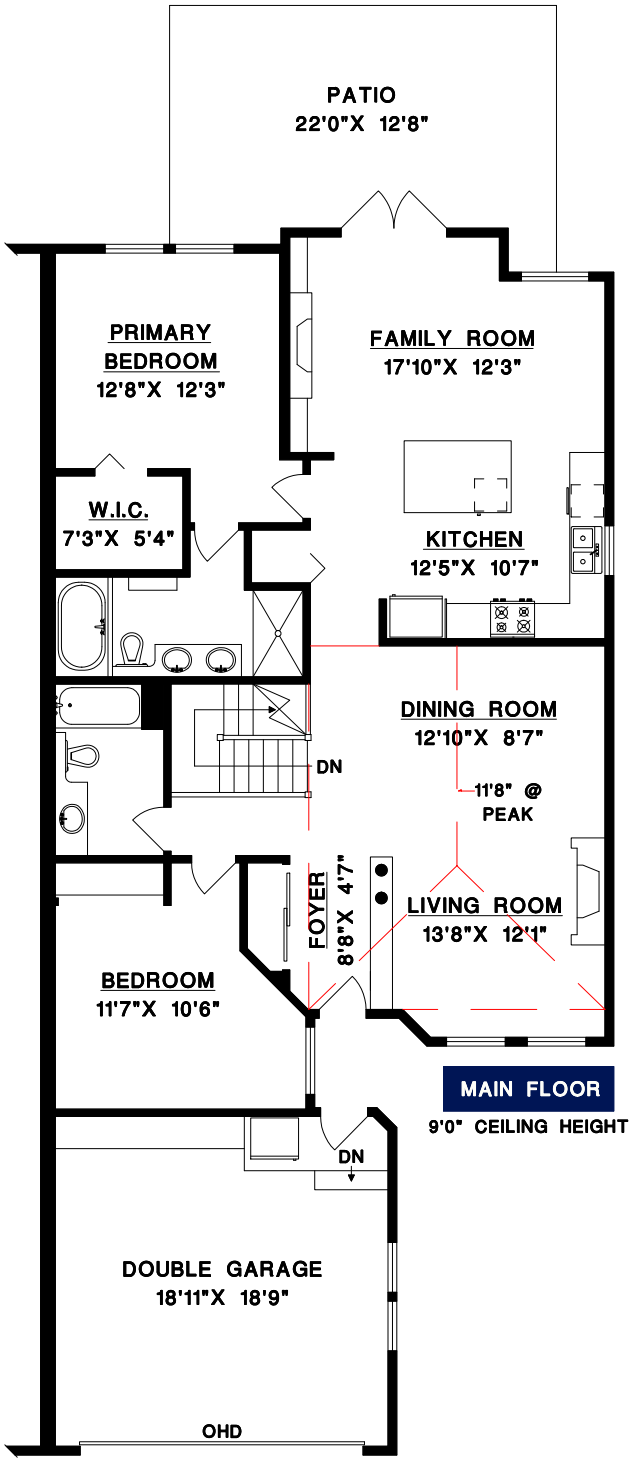
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#29 - 1711 140TH STREET, SURREY, B.C.

HUGH&McKINNON REALTY LTD. ESTABLISHED 1909

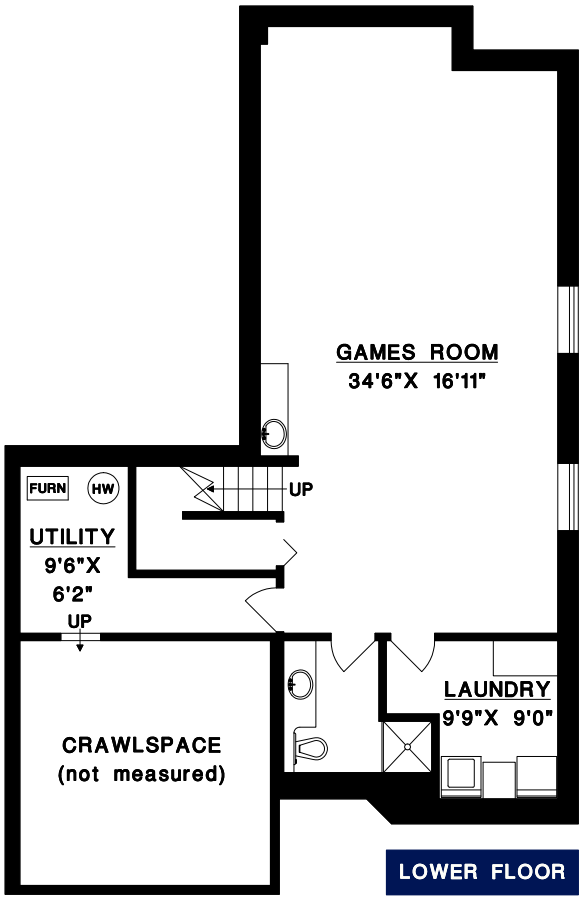
BEEBE CLINE

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



MAIN FLOOR

9'0" CEILING HEIGHT



LOWER FLOOR

8'0" CEILING HEIGHT

MAIN FLOOR	1495 SQ.FT.
LOWER FLOOR	956 SQ.FT.
FINISHED AREA	2451 SQ.FT.
GARAGE	373 SQ.FT.
PATIO	291 SQ.FT.

*Area measurements taken to center of all walls.

N

SCALE 1' 6'

DRAWN BY: CN
DATE: NOVEMBER 2026
REVISED:

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

29 1711 140 STREET			
PROPERTY COST			
List Price		$ 1,249,000.00	
EXPENSES		**Monthly**	**Yearly**
Property Taxes		$403.00	$4,836.00
Strata Fee		$535.00	$6,420.00
Insurance		$125.00	$1,500.00
Hydro		$190.00	$2,280.00
Gas		$65.00	$780.00
Water & Sewer		$83.00	$996.00
Total Expenses		**$1,401.00**	**$16,812.00**

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

UPDATES/ADDITIONS TO UNIT

(APPROVED BY STRATA – ASSUMPTION LETTERS)

- Installation of a Heat Pump
- PolyB Piping Removed and Replaced with Pex Piping
- New Flooring
- New High-Efficient Furnace
- Two New High-Efficient Gas Fireplaces
- Relocated & Rewired Computer & TV Locations
- New Kitchen Cabinetry & Revised Layout
- New Kitchen Appliances
- New Plumbing Faucets & Water Closets
- All New Interior Door Hardware & Light Fixtures
- All New Window Curtains & Blinds
- Installation of New Exterior French Doors
- Glass/Screen Patio Door Lights
- Bedding Plants in the Space Between the Garages of Units #28 & #29
- Small Rock Garden with Perennial Plants in Front Gardens
- Window Screens Installed & White “Phantom” Roller Screen at Front Entrance Door
- Low Profile Annual Flowering Plants in Both Front & Back Garden Locations
- Installation of Two Wooden Trellis Structures (One in the Front & One in the Back)
- Extended Back Patio to the North (10’ X 10’)
- All Exposed Aggregate Concrete Areas Treated with Sealant
- Front Garden Edging

Docusign Envelope ID: 1CF4ED49-4C28-8C99-8119-C5B626B91160

Strata Property Act
Form B – Information Certificate
(Section 59)

The Owners, **Strata Plan** LMS 2407 certify that the information contained in this certificate with respect to **Strata Lot** 29 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above ..... **$** 534.37

(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*) ..... **$** NIL

Note:

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property, or the common assets?

☐ no ☑ yes *[if yes, copy of all agreements attached]*

Note: There may be alterations to the strata lot, common property, or common assets for which the Owner has not advised the Strata Corporation or CENTURY 21 Prudential Estates (RMD) Ltd. This should be verified with the Owner.

(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 ..... **$** NIL

Note:

(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 ..... **$** NIL

Note: This estimate is based on the information we have at this point in time. We believe it is a reasonable projection but neither we nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which we have no control over.

(f) Amount in the contingency reserve fund (CRF) minus any expenditures which have already been approved but not yet taken from the fund ..... **$** 149,757.00

Note: CRF as at September 30th, 2026. (see attached financial statements for details)

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☑ no ☐ yes *[if yes, copy of all amendments attached]*

(h) Are there any resolutions passed by a 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 ☐ yes *[if yes, copy of all resolutions attached]*

(h.1) Are there any winding-up resolutions that have been passed?

☑ no ☐ yes *[if yes, copy of all resolutions attached]*

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☑ no ☐ yes *[if yes, copy of all resolutions attached]*

Initial

Docusign Envelope ID: 1CF4ED49-4C28-8C99-8119-C5B626B91160

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

☑ no ☐ yes *[if yes, details attached]*

(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 ☐ yes *[if yes, copies of all notices or work orders attached]*

(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) see details 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) _____ 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: Garage attached to unit

***Note: The allocation of a parking stall 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.**

Initial

Docusign Envelope ID: 1CF4ED49-4C28-8C99-8119-C5B626B91160

(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: _____

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.

Initial

Docusign Envelope ID: 1CF4ED49-4C28-8C99-8119-C5B626B91160

Required Attachments
Form B - Information Certificate Template (Mar 2026)

In addition to attachments mentioned above, section 59 (4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- ☑ The Rules of the strata corporation;
- ☑ The current budget of the strata corporation;
- ☑ The most recent depreciation report, if any, obtained by the strata corporation under section 94.
- ☑ Current Summary of Insurance Coverages
- ☑ Electrical Planning Report, if any, obtained by the strata corporation under section 94.1.

Date: 11/3/26

Prepared by:
CENTURY 21 Prudential Estates (RMD) Ltd.
on behalf of Strata Plan LMS 2407

Signed by:
X dave
BF0036A1E56A47D...
Signature of Strata Property Manager

Dave Distelmeyer
Name of Strata Property Manager

LMS 2407 OCEANWOOD
Balance Sheet
As of 30 Sep 2026

Date: Sep 30 2026 Fiscal Year End: March

Assets			
110000	Operating Fund Trust Account		3,035.67
110500	Contingency Reserve Fund Trust Account	138,757.00	
159400	A/r Crf From Operating	11,000.00	
	Total CONTINGENCY RESERVE FUND		149,757.00
111000	Petty Cash		500.00
114100	Special Levy Trust Account 2 (Levy #2)	31.34	
	Total SPECIAL LEVY ACCT 2		31.34
160000	Prepaid Insurance		16,077.00
	Total Assets		**169,401.01**
Liabilities			
220003	A/p Operating Loan Payable To Crf		11,000.00
	Total Liabilities		**11,000.00**
Owners Equity			
303100	Sp/ Levy #2 Exterior Painting 2026 Agm March 10, 2026	31.34	
	Total SPECIAL LEVY		31.34
310000	Contingency Reserve Fund	149,757.00	
	Total CONTINGENCY RESERVE FUND		149,757.00
380000	Operating Fund Opening Balance		<316.38>
	Y.T.D. Surplus(Deficit)		8,929.05
	Total Owners Equity		**158,401.01**
	Total Liabilities and Equity		**169,401.01**

LMS 2407 OCEANWOOD
Income Statement

30 SEP 2026 for the Sixth Month Ending September 2026

		Current Month		Year to Date		Variance	Annual
		Budget	Actual	Budget	Actual		Budget
Income							
430000	Interest (Bank Acc)	25.00	32.81	150.00	331.25	181.25	300.00
440000	Strata Maintenance Fees	16,832.50	16,832.52	100,995.00	100,995.12	.12	201,990.00
	Total Income	16,857.50	16,865.33	101,145.00	101,326.37	181.37	202,290.00
Expenses							
General							
510200	Audit R.e.s.a.	33.33		199.98	420.00	220.02	400.00
535000	Choa Membership	16.67		100.02		100.02-	200.00
540000	Insurance	3,383.33	2,679.50	20,299.98	16,077.00	4,222.98-	40,600.00
542000	Insurance Appraisal	75.00		450.00	1,076.25	626.25	900.00
550000	Management Fees	1,241.67	1,241.10	7,450.02	7,446.60	3.42-	14,900.00
565000	Wcb Coverage	8.33		49.98		49.98-	100.00
580000	Legal	125.00		750.00		750.00-	1,500.00
580510	Consultant	475.00		2,850.00	2,100.00	750.00-	5,700.00
585000	Council Administration	33.33		199.98		199.98-	400.00
586000	Duplicating & Postage	50.00	31.13	300.00	204.69	95.31-	600.00
	Total General	5,441.66	3,951.73	32,649.96	27,324.54	5,325.42-	65,300.00
Building							
606000	Special Projects	8.33		49.98		49.98-	100.00
625000	Extermination	133.33	380.23	799.98	945.35	145.37	1,600.00
626500	Entrance Gate	83.33		499.98	252.00	247.98-	1,000.00
627000	General Maintenance	416.67	5,083.85	2,500.02	8,801.04	6,301.02	5,000.00
632000	Door Repairs/replacement	191.67		1,150.02		1,150.02-	2,300.00
640015	Exterior Painting (Elma Painting	150.00		900.00		900.00-	1,800.00
645000	Repairs (Exterior Arbor Post, C	500.00		3,000.00	6,218.63	3,218.63	6,000.00
660100	Dryer Vent Cleaning	58.33		349.98		349.98-	700.00
661000	Enterphone/entercom	58.33	60.43	349.98	334.58	15.40-	700.00
666000	Gutter Repairs	50.00		300.00		300.00-	600.00
668000	Roof Cleaning	208.33		1,249.98		1,249.98-	2,500.00
669000	Gutter Cleaning	633.33		3,799.98	682.50	3,117.48-	7,600.00
671000	Deck Repairs	500.00	84.00	3,000.00	5,334.00	2,334.00	6,000.00
676000	Window Replacement	291.67		1,750.02	1,575.00	175.02-	3,500.00
683100	Roof Maintenance	1,075.00		6,450.00		6,450.00-	12,900.00
	Total Building	4,358.32	5,608.51	26,149.92	24,143.10	2,006.82-	52,300.00
Grounds							
710000	Electricity	100.00	95.00	600.00	685.30	85.30	1,200.00
718000	Retaining Walls	8.33		49.98		49.98-	100.00
724000	Fence Repair	83.33		499.98		499.98-	1,000.00
725000	Gardening	3,208.33	3,191.83	19,249.98	19,150.98	99.00-	38,500.00
730000	Improvements		935.97-				
732100	Landscaping Improvements	333.33	935.97	1,999.98	3,393.40	1,393.42	4,000.00
733000	Tree & Hedge Pruning	291.67	837.38	1,750.02	1,897.88	147.86	3,500.00
770000	Road & Sewer Maintenance	625.00		3,750.00		3,750.00-	7,500.00
780000	Snow/ice Removal	250.00		1,500.00		1,500.00-	3,000.00
785000	Fire Hydrants	41.67		250.02		250.02-	500.00
788500	Concrete & Road Repairs	291.67	1,806.00	1,750.02	3,696.00	1,945.98	3,500.00
795000	Irrigation	125.00	992.10	750.00	2,070.20	1,320.20	1,500.00

LMS 2407 OCEANWOOD
Income Statement

30 SEP 2026 for the Sixth Month Ending September 2026

		Current Month		Year to Date		Variance	Annual
		Budget	Actual	Budget	Actual		Budget
	Total Grounds	5,358.33	6,922.31	32,149.98	30,893.76	1,256.22-	64,300.00
Recreation Facility							
825000	Electricity	75.00	31.00	450.00	191.00	259.00-	900.00
831000	Heating Fuel / Gas	50.00	48.00	300.00	271.41	28.59-	600.00
840000	Maintenance	41.67		250.02	378.51	128.49	500.00
	Total Recreation Facility	166.67	79.00	1,000.02	840.92	159.10-	2,000.00
Capital							
935000	Transfer To Reserves	1,532.50	1,532.50	9,195.00	9,195.00		18,390.00
	Total Capital	1,532.50	1,532.50	9,195.00	9,195.00		18,390.00
	Total Expenses	16,857.48	18,094.05	101,144.88	92,397.32	8,747.56-	202,290.00
	Surplus/Deficit	.02	1,228.72-	.12	8,929.05	8,928.93	

HUB International Insurance Brokers
www.hubinternational.com

SUMMARY OF COVERAGES FOR:
The Owners of Strata Plan LMS2407 O/A Ocean Wood

Property Location:	1711 140th Street, Surrey, BC V4A 4H1
Policy Period:	March 30, 2026 - March 30, 2027
Description of Strata:	31 Townhouses in 13 buildings plus Recreation building
Additional Insured(s):	Century 21 Prudential Estates (RMD) Ltd., 7320 Westminster Hwy, Richmond, BC V6X 1A1

INSURING AGREEMENTS	Deductibles ($)	Limits ($)
PROPERTY COVERAGE		
All Risks, Replacement Cost	$10,000	$ 20,000,000
Appraisal Date: April 30, 2026		Included
Stated Amount Co-Insurance		Included
Extended Replacement Cost 130%		Included
Water Damage	$25,000	Included
Sewer Backup	$25,000	Included
Earthquake Damage	10% Min $100,000	Property Limit
Flood Damage	$25,000	Property Limit
Exterior Glass Coverage	$500	Included
Additional Living Expense		$5000/unit; $50,000/occurrence
EQUIPEMENT BREAKDOWN COVERAGE		
Equipment Breakdown	$1,000	Property Limit
CRIME COVERAGE		
Employee Dishonesty Coverage- Form A	Nil	$ 10,000
Money and Securities	Nil	$ 10,000
Forgery or Alteration	Nil	$ 10,000
Money Orders and Counterfeit paper Currency Coverage	Nil	$ 10,000
Credit Card Forgery Coverage	Nil	$ 10,000
Social Engineering Fraud	Nil	$ 5,000
Volunteer Accident	Nil	$ $100,000
COMMERCIAL GENERAL LIABILITY		
Bodily Injury and Property Damage Liability, Per Occurrence	$1,000	$ 5,000,000
Products & Completed Operations Aggregate	$1,000	$ 5,000,000
Advertising Injury Liability Per Occurrence	$1,000	$ 5,000,000
Medical Payments – Any one person		$ 2,500
Medical Payments- Per Occurrence		$ 25,000
Tenants' Legal Liability		$ 500,000
Non-Owned Automobiles Per Occurrence	$1,000	$ 5,000,000
Employee Benefits Aggregate	$1,000	$ 1,000,000
Legal Liability for Damage to Hired Autos Per Occurrence	$1,000	$ 50,000
Limited Pollution Liability Coverage Aggregate	$1,000	$ 1,000,000
Terrorism	$1,000	$ 500,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Director's & Officers Liability	Nil	$ 2,000,000
Discrimination Defense Costs per Unsuccessful Action or Complaint	Nil	$ 10,000
Discrimination Defense Costs Annual Aggregate	Nil	$ 25,000

(Continued)

INSURING AGREEMENTS	Deductibles ($)	Limits ($)
LEGAL EXPENSE **ARAG Strata Council and Condo Corporation Legal Solutions** Aggregate Limit Per Annual Period Legal Defence Contract Disputes and Debt Recovery Property Protection Bodily Injury Condominium Corporation / Strata Council and Owner Disputes Legal Helpline – Unlimited	Nil	$1,000,000 $ 200,000 $ 200,000 $ 200,000 $ 200,000 $ 200,000
CYBER COVERAGE Cyber Risks Liability (Cyber Liability) Security and Privacy Liability (including Employee Privacy)	$ 500	$ 100,000

FLOOR PLANS

STRATA PLAN LMS 2407

SCALE 1: 200

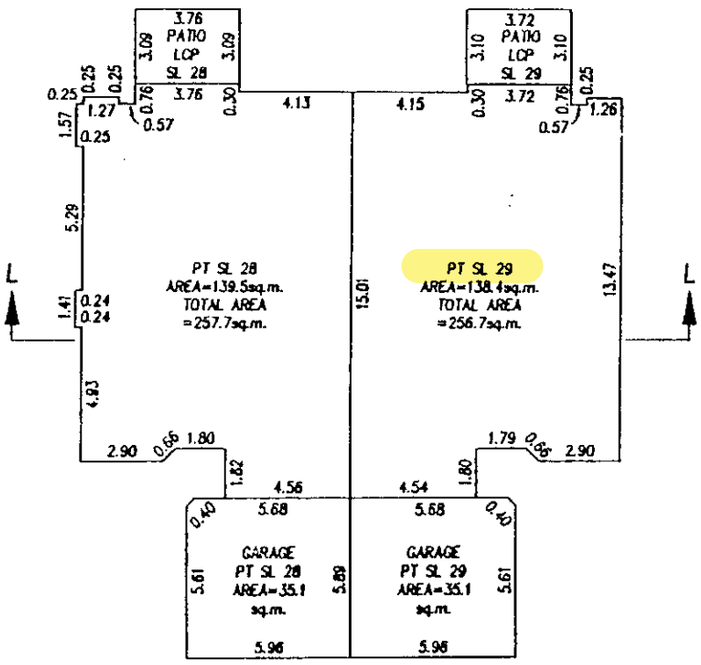
0 5 10 20

ALL DISTANCES IN METRES

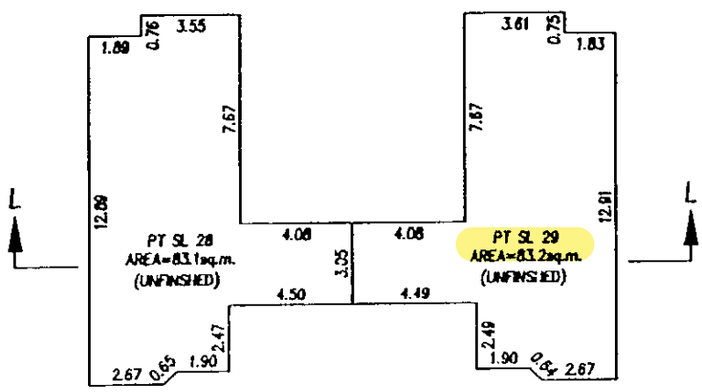
N

BLOCK 12

MAIN FLOOR



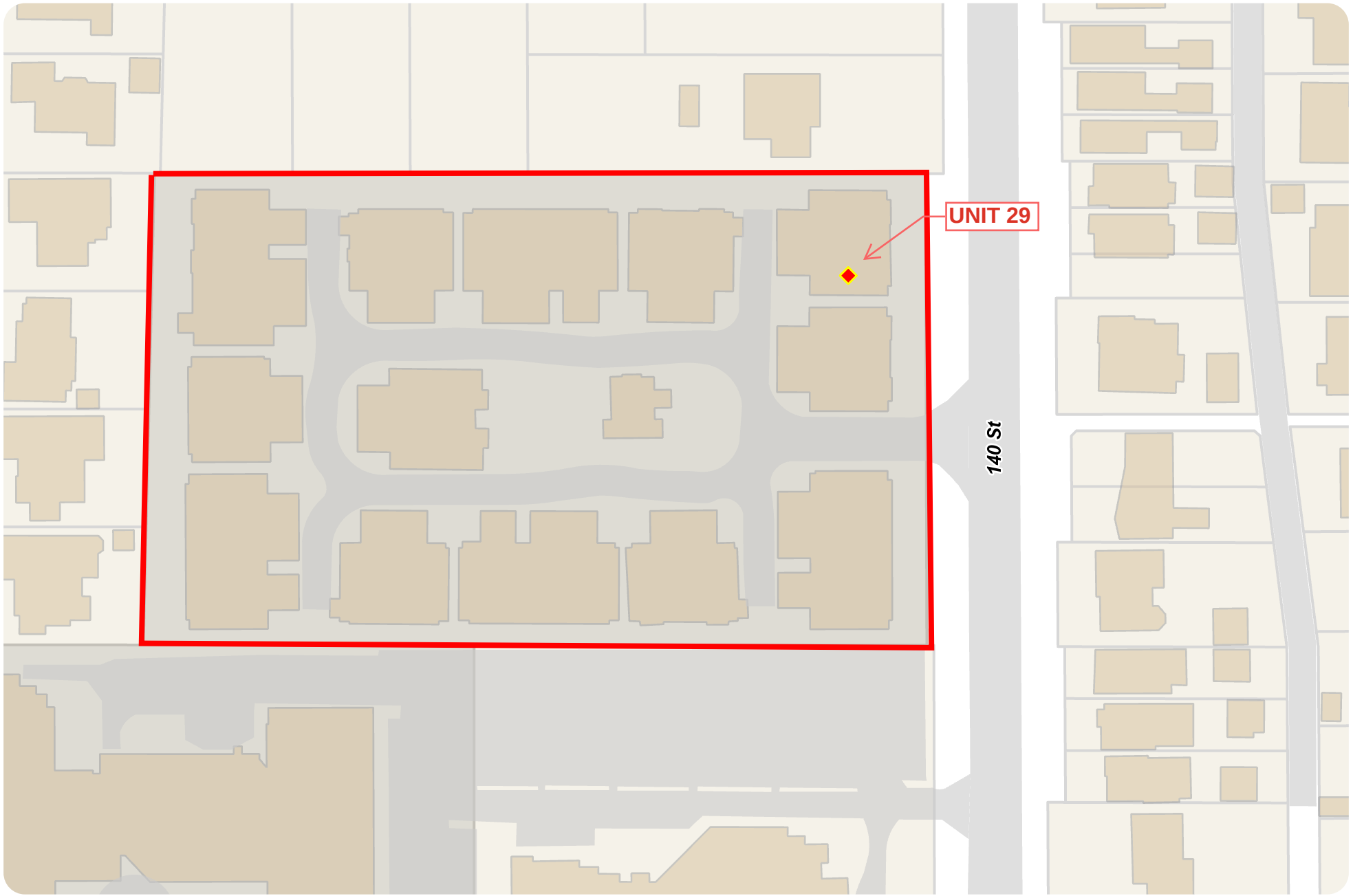
BASEMENT FLOOR



B.C.L.S.

DATED THIS 30th DAY OF April 1998.

City of Surrey Mapping Online System



1711 140 Street

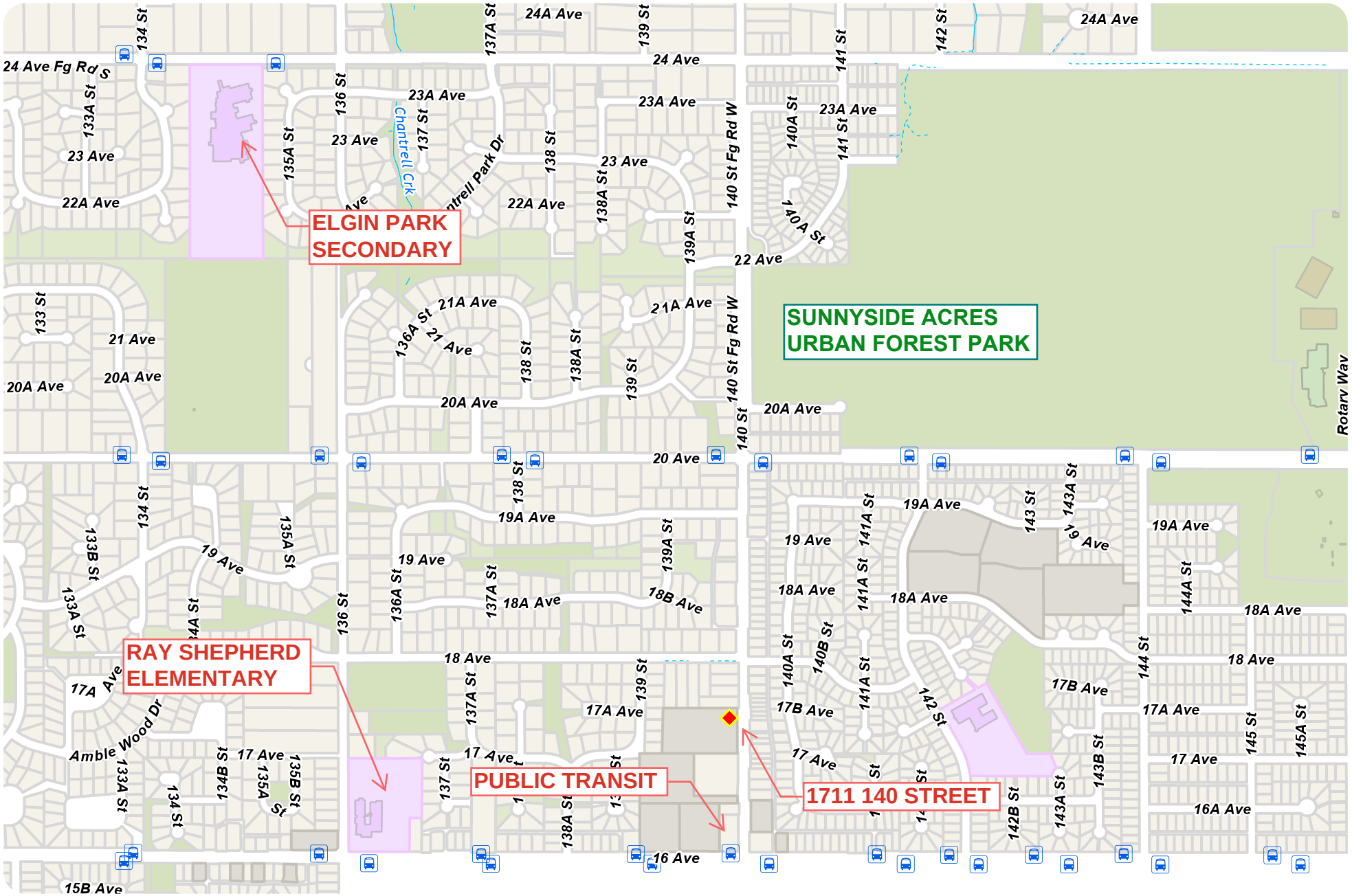
Scale: 1:1,010

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0 0.01 0.01 0.02 0.03
km

Map created on: 2026-10-28

City of Surrey Mapping Online System



1711 140 Street

Scale: 1:10,500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
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0 0.05 0.1 0.2 0.3
km

Map created on: 2026-11-04

1711 140 Street

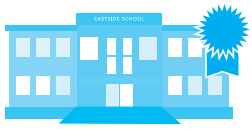
Surrey, British Columbia

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

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

East Kensington Elementary
Grades K to 7
2795 184 St

PARKS & REC

This home is located in park heaven, with 3 parks and 10 recreation facilities within a 20 minute walk from this address.



Bell Estates Park
13829 - 18A Avenue

5 mins

Bay Ridge Park
14320 - 17 Avenue

7 mins

Bell Park
782 - 136 Street

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 2 Tennis Courts
- 1 Basketball Court
- 1 Ball Diamond
- 1 Sports Field
- 1 Sports Court
- 4 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop
Westbound 16 Ave at 140 St

3 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 3km.

Fraser Health - Peace Arch Hospital
15521 Russell Ave

Fire Station
15155 18 Ave

Police Station
1815 152 St

HoodQ

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