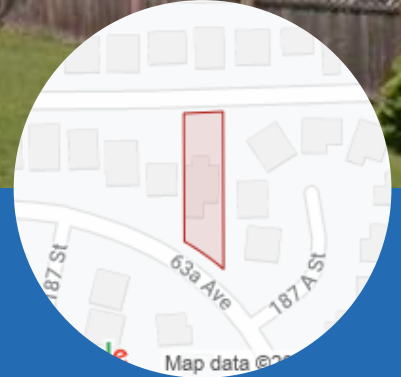




PROPERTY REPORT

18735 63A AV
Surrey BC
V3S 7W2
Canada

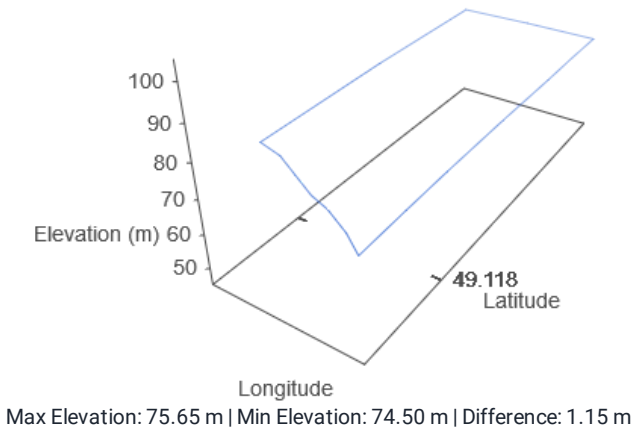
PID: 015-846-679

JANUARY 7, 2020

Akis Lagoudakis
Royal LePage West Real Estate Service
Surrey
P: +1604-581-3838
info@akis.ca
www.akis.ca



Property Boundary and Topography



Surrey Property Information Report

Servicing Details

NCP Details

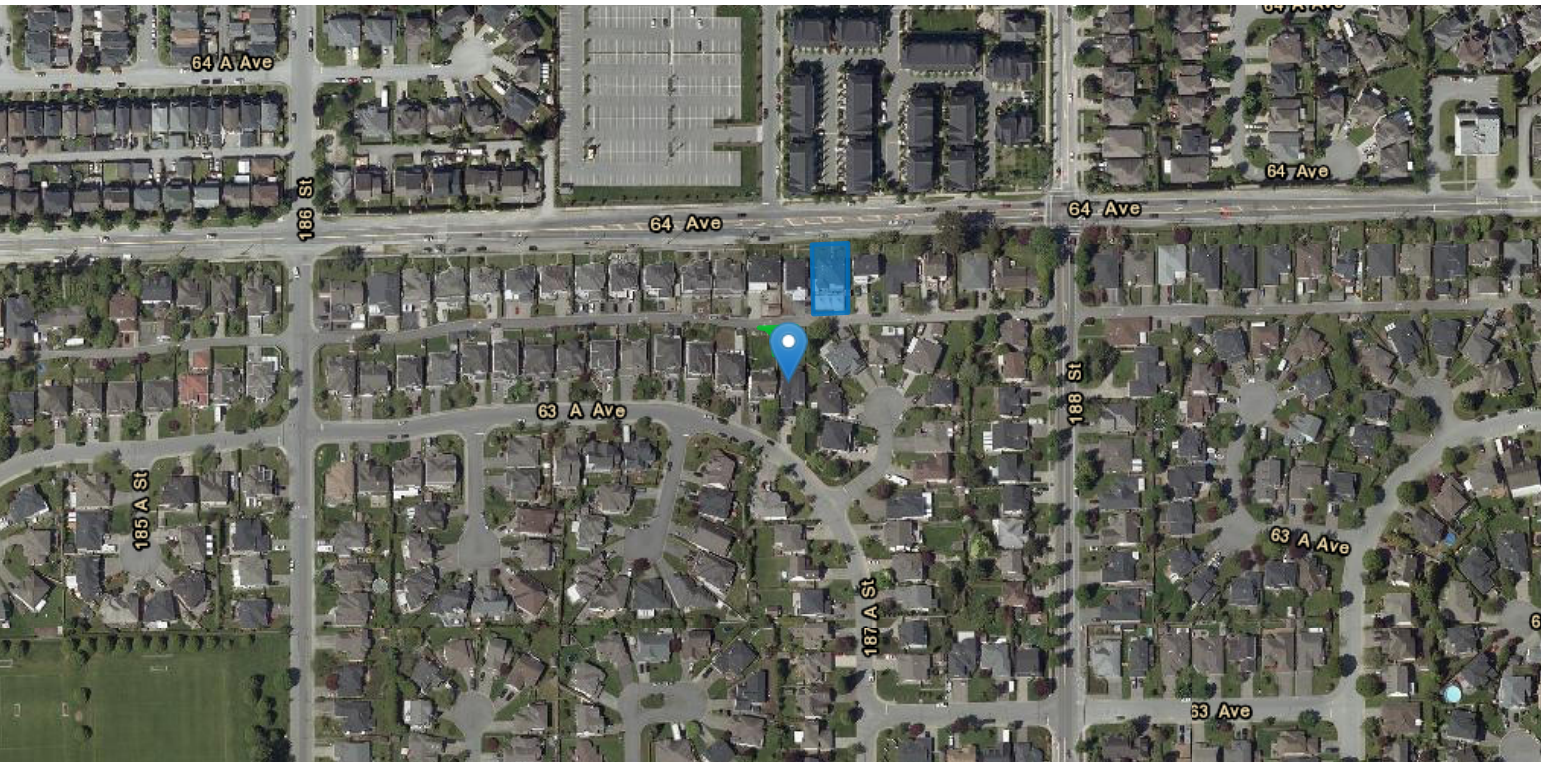
Land Use	NCP Name	% of Lot
Not in NCP		100

OCP Details

Land Use	% of Lot
Urban	100

Zoning Details

Zone	Description	% of Lot	Bylaws	Land Use Contract
RF-SS	Single Family Residential Secondary Suite Zone	100		



Easements and Rights of Way

The map shows easements in blue and rights of way in green.

Zoning Bylaws

Zone Code	RF-SS
Zone Description	Single Family Residential Secondary Suite Zone
WEBLINK	Open Zone PDF
Lot Type	

Official Community Plans

Land Use	Urban
Neighbourhood Concept Plans	

Message	No plan available.
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Local Area Plan

Message	Not found.
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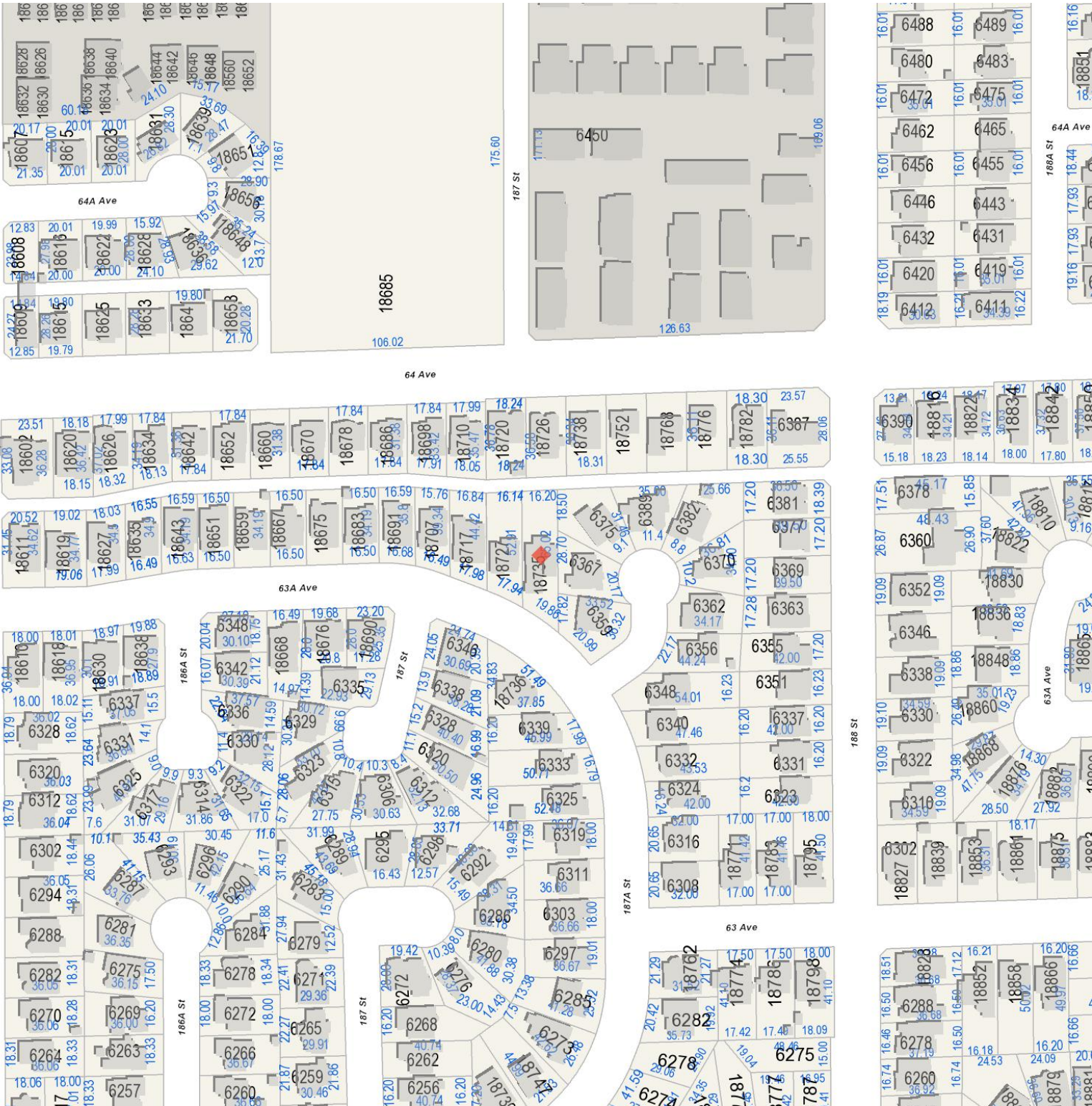
Secondary Plan Boundaries

Message	Not found.
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Suburban Density Exception Areas

Message	Not found.
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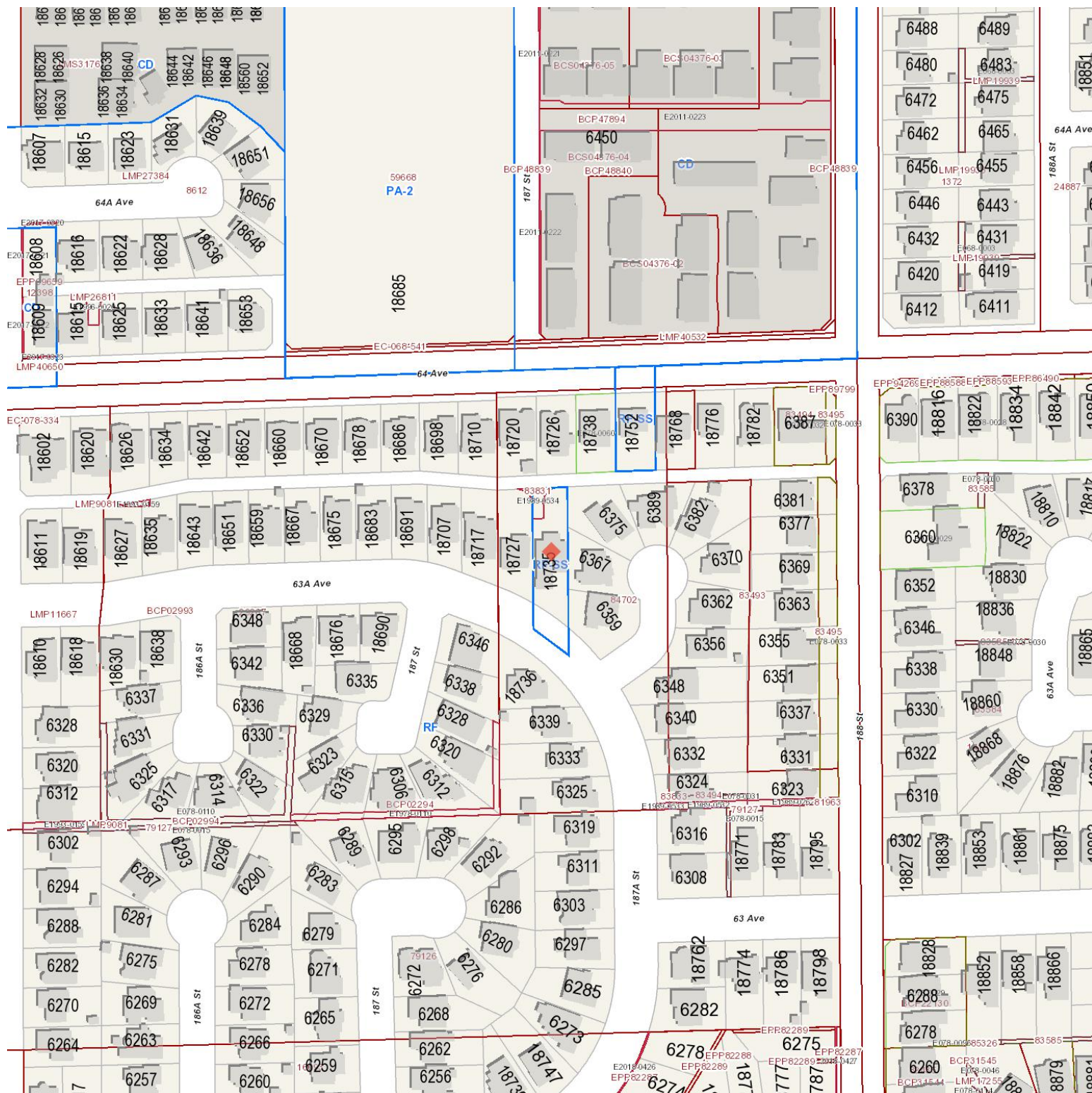
Lot Dimensions



Legend

- Lots (Outline)
- BN Rail Standard Lot
- FRPA Foreshore Tenure
- Park - City Dedicated
- Private Standard
- School Standard Lot
- Road Names1000_4000
- BC Gas
- CN Rail
- Federal Standard Lot
- Park - City Purchased
- Private Strata
- Transit Standard Lot
- Road Names4000_25000
- BC Hydro
- City Land Standard Lot
- Metro Vancouver Lot
- Park - Provincial
- Provincial Standard
- Road Names250
- Building
- BC Rail Standard Lot
- City Land Strata
- Harbour Board Standard Lot
- Park - Regional
- Road
- Road Names250_1000
- Building Shadow

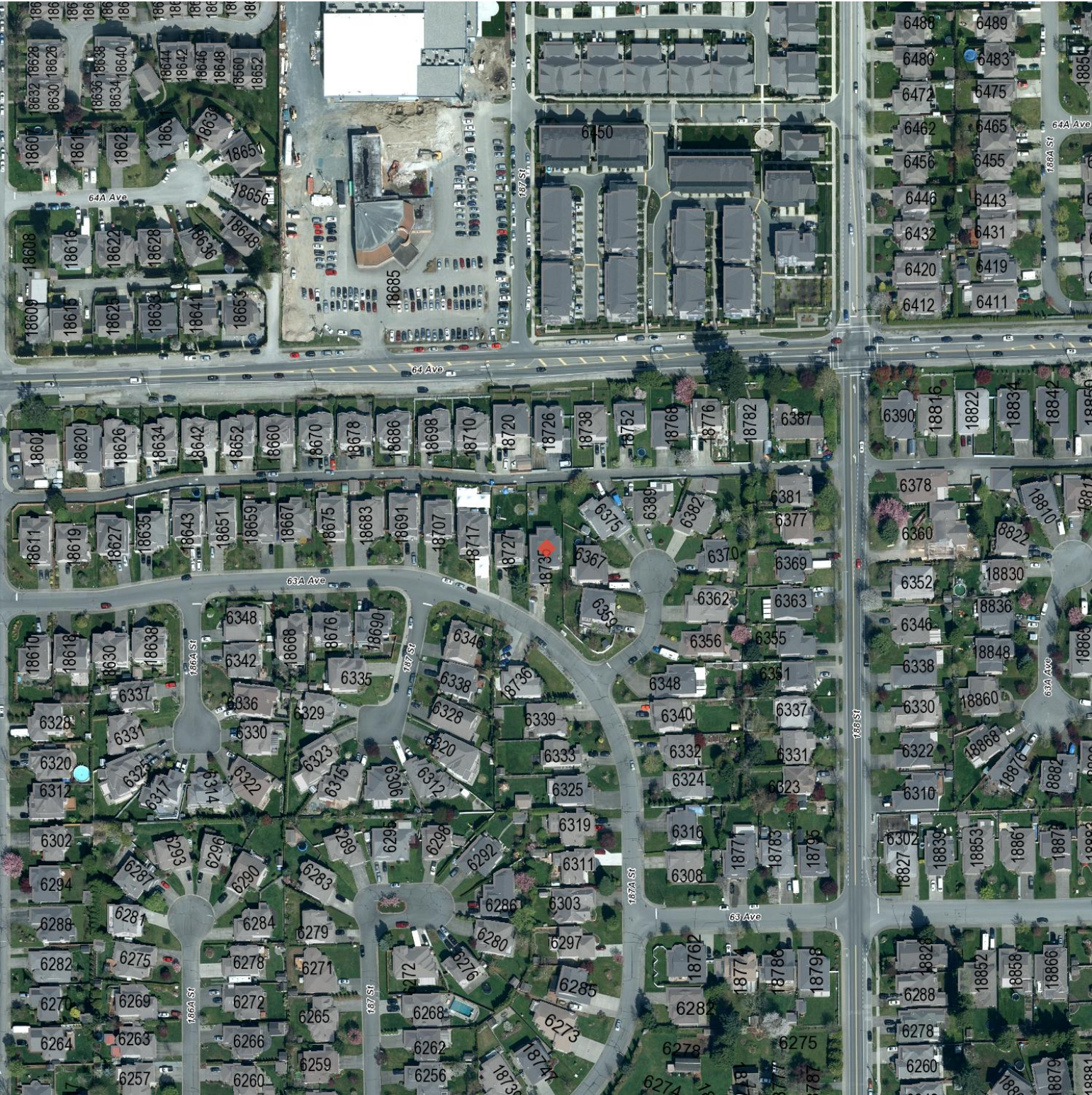
Legal



Legend

- | | | | |
|-----------------------------|-----------------------|------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | 3rd Party Agreement | Restrictive Covenant |
| Legal Plan Boundaries (all) | Municipal | Utility | Zoning Boundaries |
| Road Names250 | Road Names250_1000 | Road Names1000_4000 | Road Names4000_25000 |
| Building | Building Shadow | | |

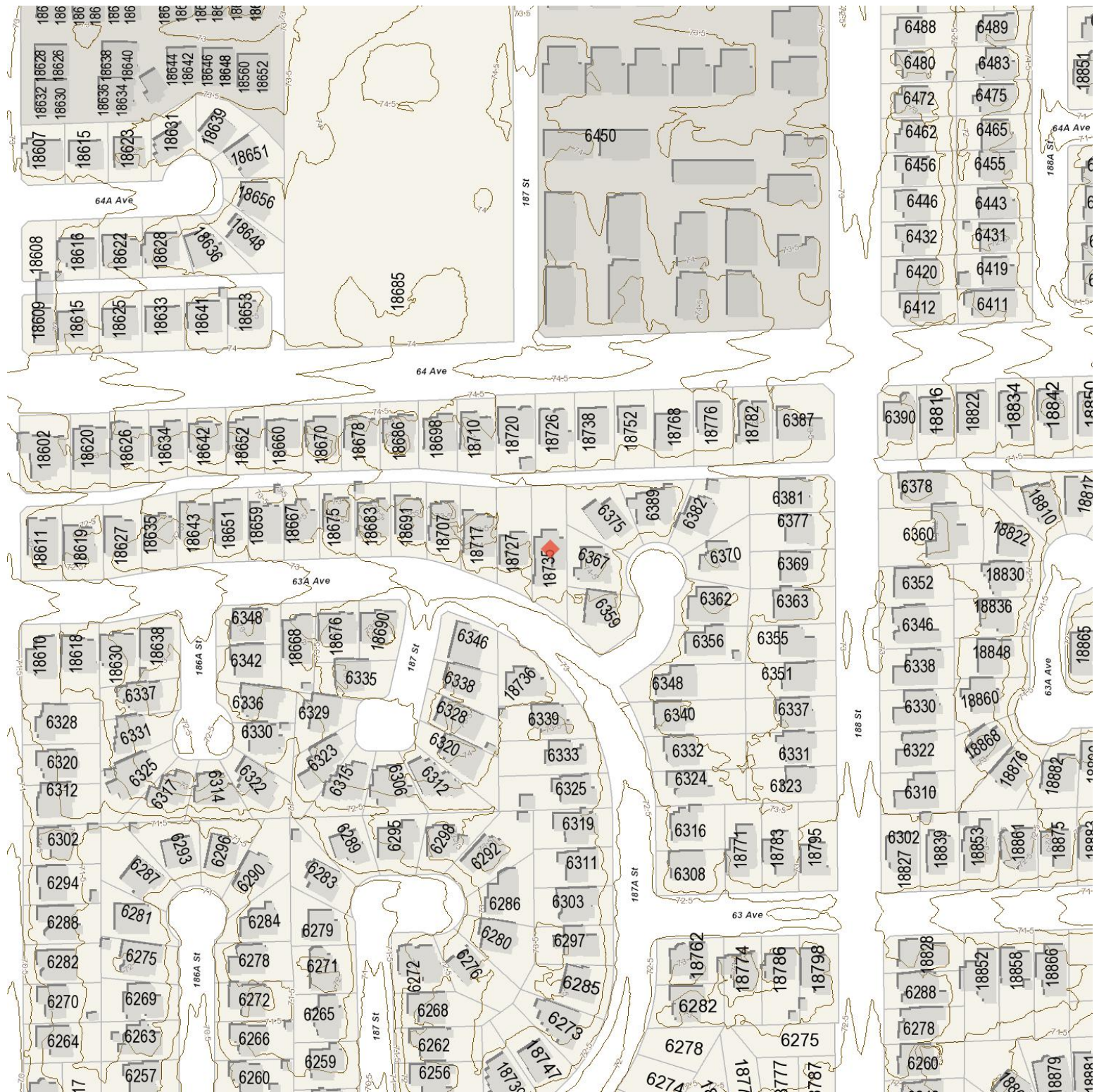
Aerial View



Legend

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none">□ Lots (Outline)■ BN Rail Standard Lot■ FRPA Foreshore Tenure■ Park - City Dedicated■ Private Standard■ School Standard Lot■ Blue: Band_3■ Road Names4000_25000 | <ul style="list-style-type: none">■ BC Gas■ CN Rail■ Federal Standard Lot■ Park - City Purchased■ Private Strata■ Transit Standard Lot■ Road Names250■ Building | <ul style="list-style-type: none">■ BC Hydro■ City Land Standard Lot■ Metro Vancouver Lot■ Park - Provincial■ Provincial Standard■ Red: Band_1■ Road Names250_1000■ Building Shadow | <ul style="list-style-type: none">■ BC Rail Standard Lot■ City Land Strata■ Harbour Board Standard Lot■ Park - Regional■ Road■ Green: Band_2■ Road Names1000_4000 |
|--|--|--|---|

Contours (0.5m)

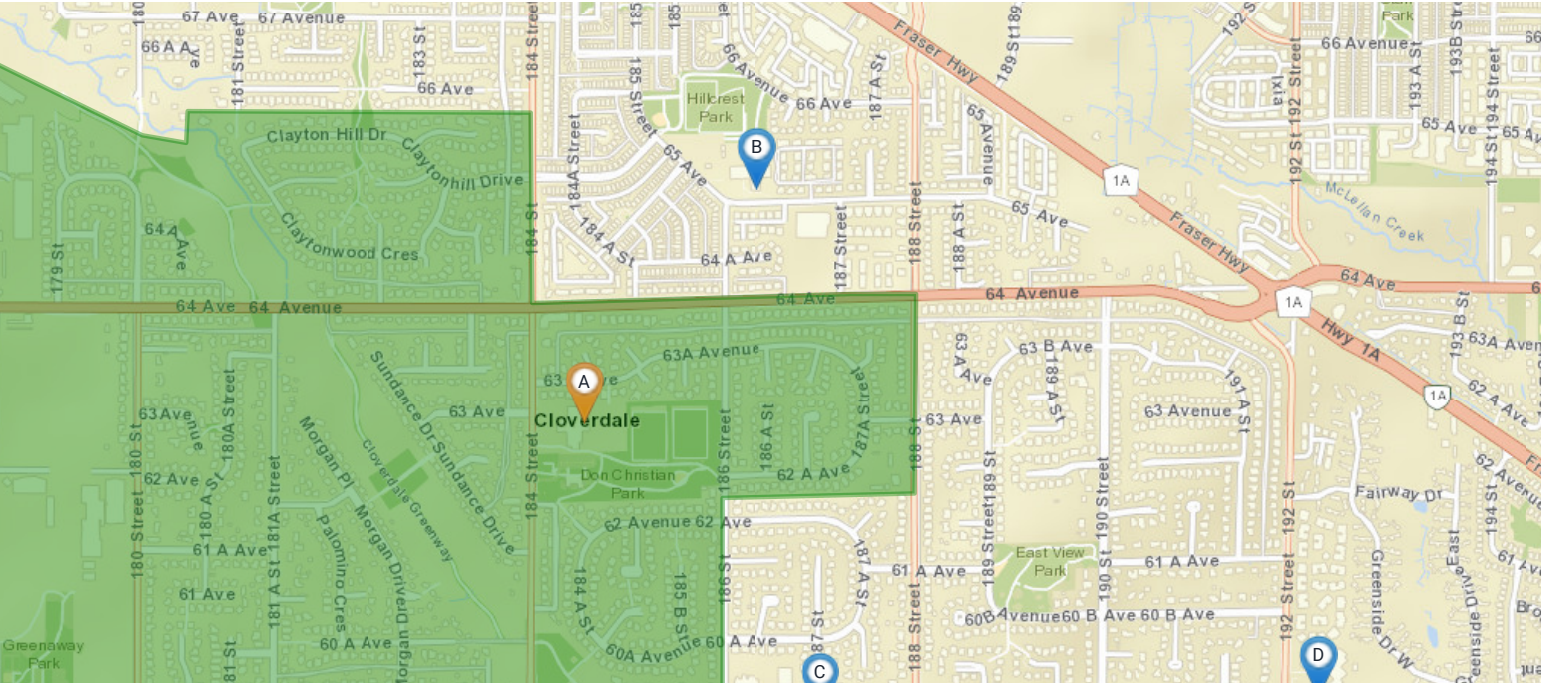


Legend

- | | | | |
|-----------------------|-----------------------|--------------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | Contours - Intermediate (0.5m) | Road Names250 |
| Road Names250_1000 | Road Names1000_4000 | Road Names4000_25000 | Building |
| Building Shadow | | | |

Nearest Schools with Ranking

Nearby Elementary Schools

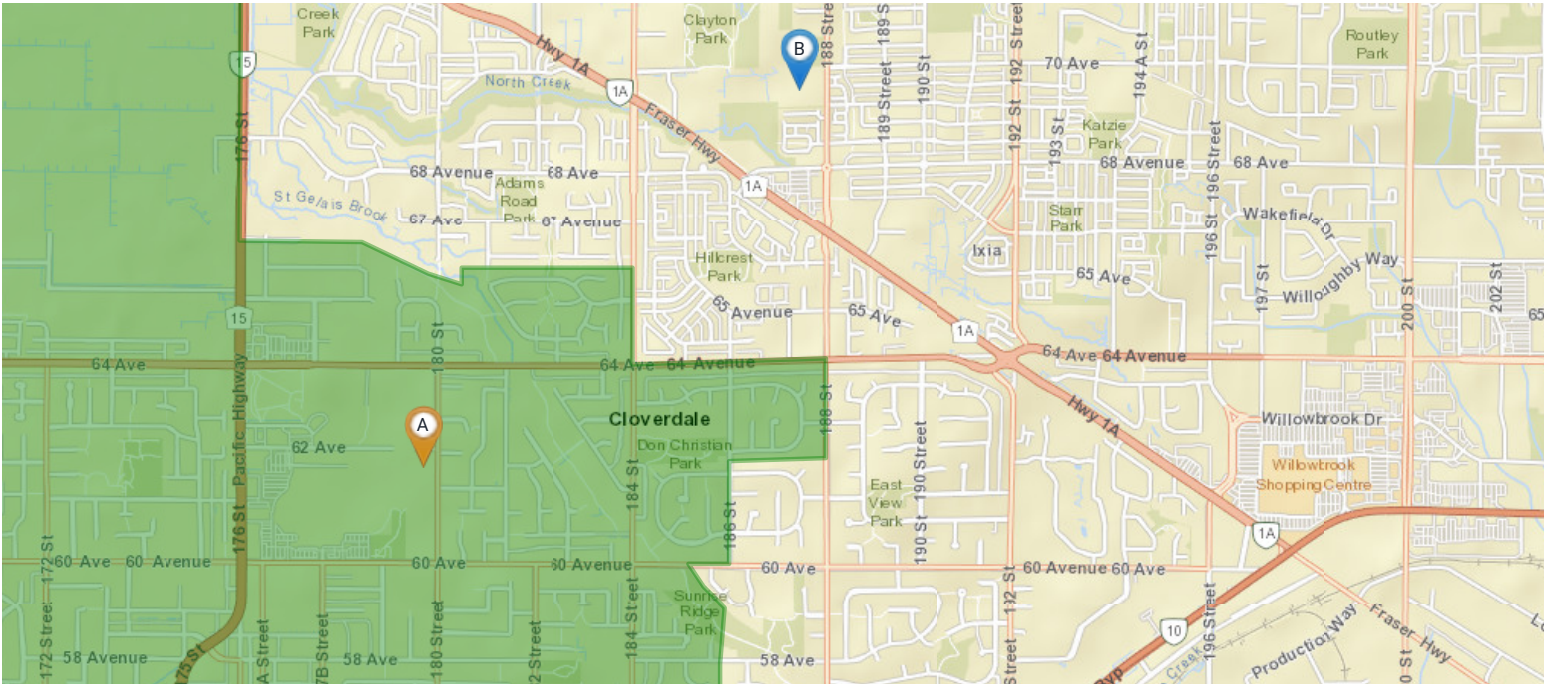


Legend:  Subject Property  Catchment School  Other Schools

Elementary School Catchment: **Don Christian -**

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Don Christian	K - 7	5.7	5.2	541/955	582/805	Surrey		9 mins	0.8 km	3 mins	9 mins
B Hillcrest	K - 7	6.7	6.8	311/955	232/805	Surrey		7 mins	0.6 km	2 mins	7 mins
C Sunrise Ridge	K - 7	3.2	4.7	895/955	680/805	Surrey	Late French Immersion	12 mins	1.0 km	2 mins	12 mins
D Latimer Road	K - 7	4.2	5.3	815/955	563/805	Surrey	Montessori	20 mins	1.7 km	4 mins	20 mins
E Adams Road	K - 7	4.5	5.3	771/955	563/805	Surrey		21 mins	1.7 km	4 mins	21 mins
F Martha Currie	K - 7	6.1	6	426/955	402/805	Surrey	Early French Immersion	20 mins	1.7 km	3 mins	14 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Lord Tweedsmuir** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Lord Tweedsmuir	8 - 12	6.2	6.5	413/955	290/805	Surrey	French Immersion; AP Program	22 mins	1.9 km	5 mins	17 mins
B Clayton Heights	8 - 12	6.2	5.6	113/253	155/246	Surrey		18 mins	1.4 km	4 mins	9 mins
C Relevant	8 - 12	n/a	n/a	n/a	n/a	Surrey	Private School; Pinnacle Programs	24 mins	2.0 km	4 mins	24 mins
D Salish Secondary	8 - 12	n/a	n/a	n/a	n/a	Surrey	French Immersion	28 mins	2.3 km	5 mins	20 mins
E R. E. Mountain	9 - 12	5.1	6.4	182/253	98/246	Langley	IB Program (DP); Hockey Academy	1 hour 14 mins	5.9 km	11 mins	36 mins
F Langley	9 - 12	3	4.1	235/253	226/246	Langley	AP Program; Fine Arts Intensive Program; Soccer Academy; Hockey Academy; Gymnastics Academy	1 hour 14 mins	5.9 km	11 mins	23 mins

18735 63A AV Surrey, V3S 7W2



Car-Dependent

Most errands require a car



Some Transit

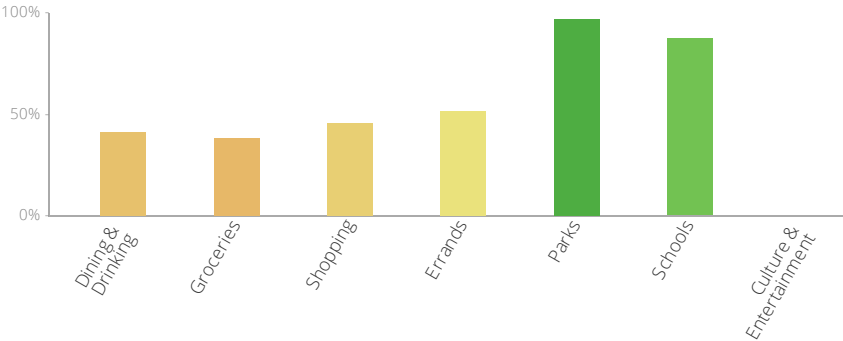
A few nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 42 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

