Neighbourhood Overview: 17383 3A Ave, South Surrey (Pacific Douglas), BC

Situated in the sought-after **Pacific Douglas** community, this home offers the perfect balance of peaceful suburban living and convenient access to South Surrey's best amenities. With modern homes, a family-oriented atmosphere, and close proximity to shopping, dining, schools, and nature, this neighbourhood continues to attract discerning buyers looking for long-term value and lifestyle.

Community Feel & Lifestyle

Pacific Douglas is a quiet, well-planned neighbourhood known for its newer homes, safe streets, and strong sense of community. It's especially appealing to families and professionals who appreciate a more relaxed setting without sacrificing convenience.

With easy access to **Highway 99** and the **Peace Arch Border**, commuting to Vancouver or traveling to the U.S. is simple and efficient. The area offers a calm, residential feel while being just minutes from more vibrant urban hubs.

Schools

Located within the Surrey School District, this home is close to several well-regarded public and private schools:

- **Douglas Elementary (K–7)** – A nearby, community-focused school known for its supportive environment.
- **Dufferin Park Elementary (K–7)** – Offers strong academics and extracurricular programs.
- **Earl Marriott Secondary (8–12)** – A well-established secondary school with Advanced Placement programs and a variety of sports and clubs.

Private School Options:

- **Southridge School** – independent school offering K–12 education.
- **White Rock Christian Academy** – A respected faith-based option with strong academics.

Dining & Local Amenities (Grandview Heights & South Surrey)

Just a short drive away, **Grandview Heights**, including **Morgan Crossing** and **Grandview Corners**, serves as the area's main hub for shopping, dining, and everyday essentials. This vibrant district continues to grow and is a major lifestyle draw for residents.

Popular Restaurants & Dining Spots

- **Tap & Barrel South Surrey** – A lively spot for casual upscale dining, craft beer, and social gatherings.
- **Cactus Club Café** – Stylish and modern, perfect for both casual meals and evening outings.
- **Earls Kitchen + Bar** – A go-to for globally inspired dishes in a contemporary setting.
- **The Keg Steakhouse + Bar** – Ideal for steak lovers and special occasions.
- **Original Joe's** – A relaxed, family-friendly restaurant with a broad menu.
- **White Spot** – A classic BC favorite, great for casual dining and families.

Cafés & Brunch Spots

- **Everbean Café** – A cozy local café known for great coffee and a welcoming atmosphere.
- **Eggspectation** – A popular destination for brunch with an extensive breakfast menu.
- **Starbucks & Blenz Coffee** – Convenient options for your daily routine or quick meetups.

International & Healthy Options

- **Hanaya Japanese Restaurant** – Fresh, high-quality sushi and traditional dishes.
- **Damiko Sushi** – A local favorite offering consistently excellent Japanese cuisine.
- **Chopped Leaf** – Ideal for fresh salads, bowls, and healthy meals.
- **Freshii** – Great for nutritious, quick dining options.

Everyday Convenience

The area also offers a wide range of takeout, fast-casual dining, grocery stores, fitness studios, and boutique shops—making daily errands and spontaneous outings effortless.

Parks & Outdoor Recreation

Nature and outdoor living are a big part of the appeal here:

- **Dufferin Park** – A nearby park with playgrounds and open green space for families.
- **Peace Arch Park** – A unique international park perfect for walking, picnics, and open space.
- **Redwood Park** – Known for its serene forest trails and beautiful picnic areas.
- **White Rock Beach** – Just minutes away, offering ocean views, a scenic promenade, and waterfront dining.

The area also features extensive walking and cycling trails, making it easy to stay active year-round.

Connectivity & Convenience

- Quick access to **Highway 99**
- Close to the **Peace Arch Border Crossing**
- Easy connections to transit and surrounding South Surrey communities

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Why Buyers Love This Area

17383 3A Ave offers a compelling combination of:

- A quiet, safe, and family-friendly neighbourhood
- Proximity to top-rated schools
- Access to one of South Surrey's best shopping and dining districts
- Abundant parks and outdoor recreation
- Strong long-term growth and community development

In Summary

This home is ideally located in one of South Surrey's most desirable and growing communities. With its blend of tranquility, modern convenience, and lifestyle amenities, it presents an exceptional opportunity for families and professionals alike.