













Presented by:

Beebe Cline - PREC

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



Active
R2083903
Board: F
House/Single Family

14411 MARINE DRIVE

South Surrey White Rock
White Rock
V4B 1B2

Residential Detached

\$3,385,000 (LP)

(SP)



Sold Date:	Frontage (feet):	129.00	Original Price: \$3,385,000
Depth / Size (ft.): 99	Bedrooms:	10	Approx. Year Built: 1957
Lot Area (sq.ft.): 10,890.00	Bathrooms:	8	Age: 59
Flood Plain: No	Full Baths:	6	Zoning: RS-1
Rear Yard Exp: Northeast	Half Baths:	2	Gross Taxes: \$10,787.59
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-206-411
			Tour: Virtual Tour URL

View: **Yes: PANORAMIC OCEAN VIEWS**

Complex / Subdiv: **MARINE DRIVE WEST**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **0** Parking Access: **Side**
Parking: **Open**

Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 3 PLAN 6761 SECTION 10 TOWNSHIP 1 LAND DISTRICT 36 & 011-206-390 LOT 2 PLAN 6761 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'3 x 14'2	Main	Master Bedroom	12'3 x 11'1	Below	Living Room	17'9 x 9'11
Main	Kitchen	17'11 x 13'6	Main	Bedroom	10'9 x 9'6	Below	Bedroom	10' x 7'
Main	Foyer	13'6 x 9'	Below	Living Room	19'11 x 13'4			x
Main	Dining Room	11'8 x 10'1	Below	Kitchen	13'2 x 12'7			x
Main	Master Bedroom	13'5 x 10'11	Below	Dining Room	8'3 x 6'11			x
Main	Bedroom	11'2 x 10'8	Below	Master Bedroom	14'3 x 10'9			x
Main	Bedroom	11'2 x 10'10	Below	Bedroom	12'10 x 9'7			x
Main	Kitchen	10'9 x 16'1	Below	Bedroom	14'3 x 9'8			x
Main	Dining Room	10'9 x 9'8	Below	Recreation	21'11 x 10'5			
Main	Living Room	18'2 x 14'1	Below	Bedroom	10'1 x 9'10			

Finished Floor (Main):	2,666	# of Rooms: 22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 3	1	Main	4	Yes	Barn:
Finished Floor (Below):	2,785	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	4	No	Pool:
Finished Floor (Total):	5,451 sq. ft.	Crawl/Bsmt. Height:	4	Main	2	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 10	5	Below	4	Yes	Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	6	Below	5	Yes	
Grand Total:	5,451 sq. ft.		7	Below	4	No	
			8	Below	2	No	

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

Excellent gate way location for a rebuild corner property 10,980 sqft with waterfront Pacific Ocean and mountain views. Corner property Magdalen Cres / Sunset Drive / Marine Drive West. South West corner property, gorgeous White Rock building lot 10,890 sqft. Frontage 129 ft / Depth 99 ft at widest point. Triangular shaped lot, lane access off Sunset Drive with frontage of 113 ft directly north of property. Great revenue potential. Two unauthorized suites plus main home living space. 5,451 sqft in total three kitchens, four laundry. Sellers would do a rent back. Photos to come. All family members currently residing in home - extended family.

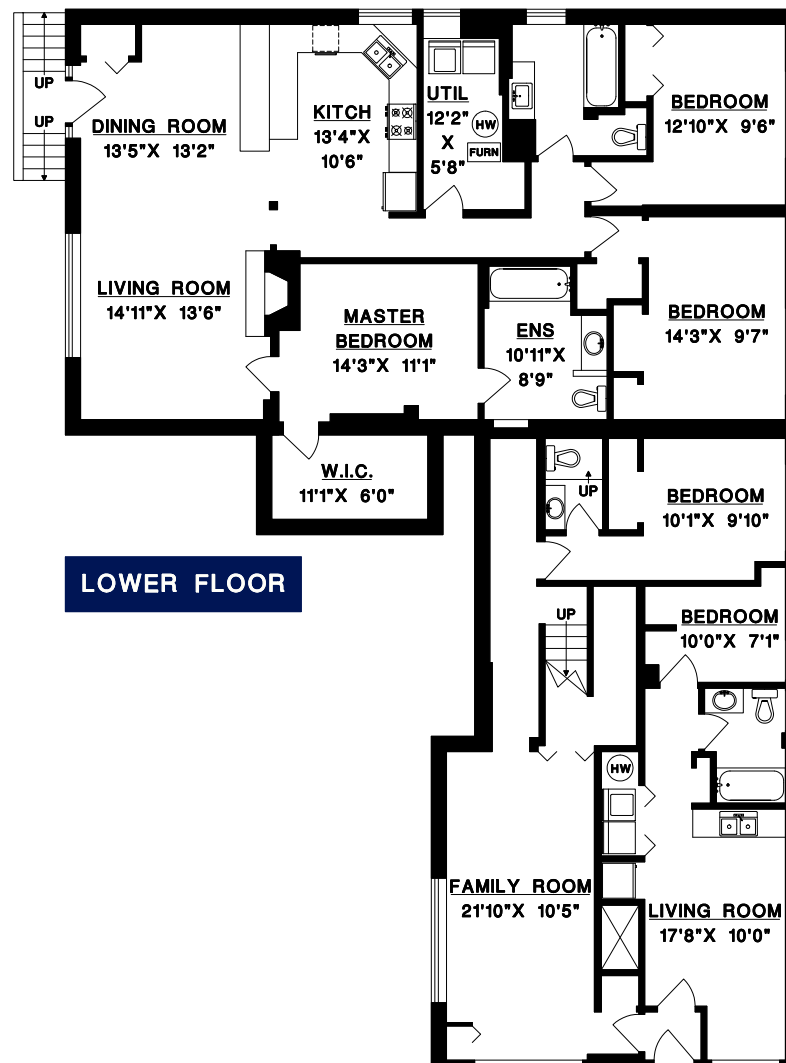
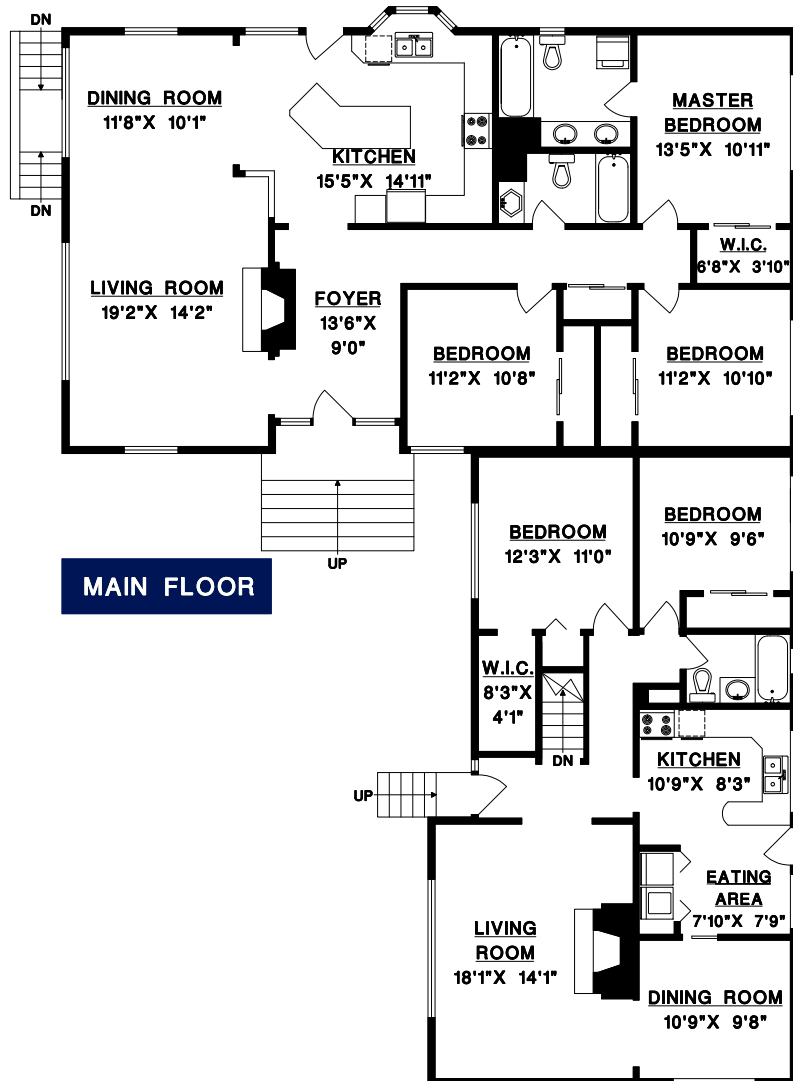


BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	2670 SQ. FT.
LOWER FLOOR	2688 SQ. FT.
FINISHED AREA	5358 SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: JUNE 2016
REVISED:

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





HUGH & McKINNON
REALTY
ESTABLISHED 1909



14411 MARINE DRIVE

南素里白石

佔地面積：10,890 平方呎

10 睡房、6 全浴室

景觀：全海景

分區：Marine Drive West

區域規劃 Zoning: RS-1

室內總面積：5,451 平方呎

寬敞海景獨立屋、3 廚房，家人共住或出租理想選擇

街角地，太平洋海景、美國 Mount Baker 山景

Magdalen Cres / Sunset Drive 及 Marine Drive West 交界

東南角享充沛陽光

白石區 10,890 平方呎大地，前濶 129 呎、最深 99 呎

後巷 Sunset Drive 出入(濶 113 呎)

花園圍欄、露台、陽台、露天泊車空間可泊 8 輛汽車

兩套未經申請單位、旁邊小屋及主要起居空間共 5,451 平方呎

3 廚房、4 洗衣間

屋主所有家庭成員自住 - 家人考慮租住

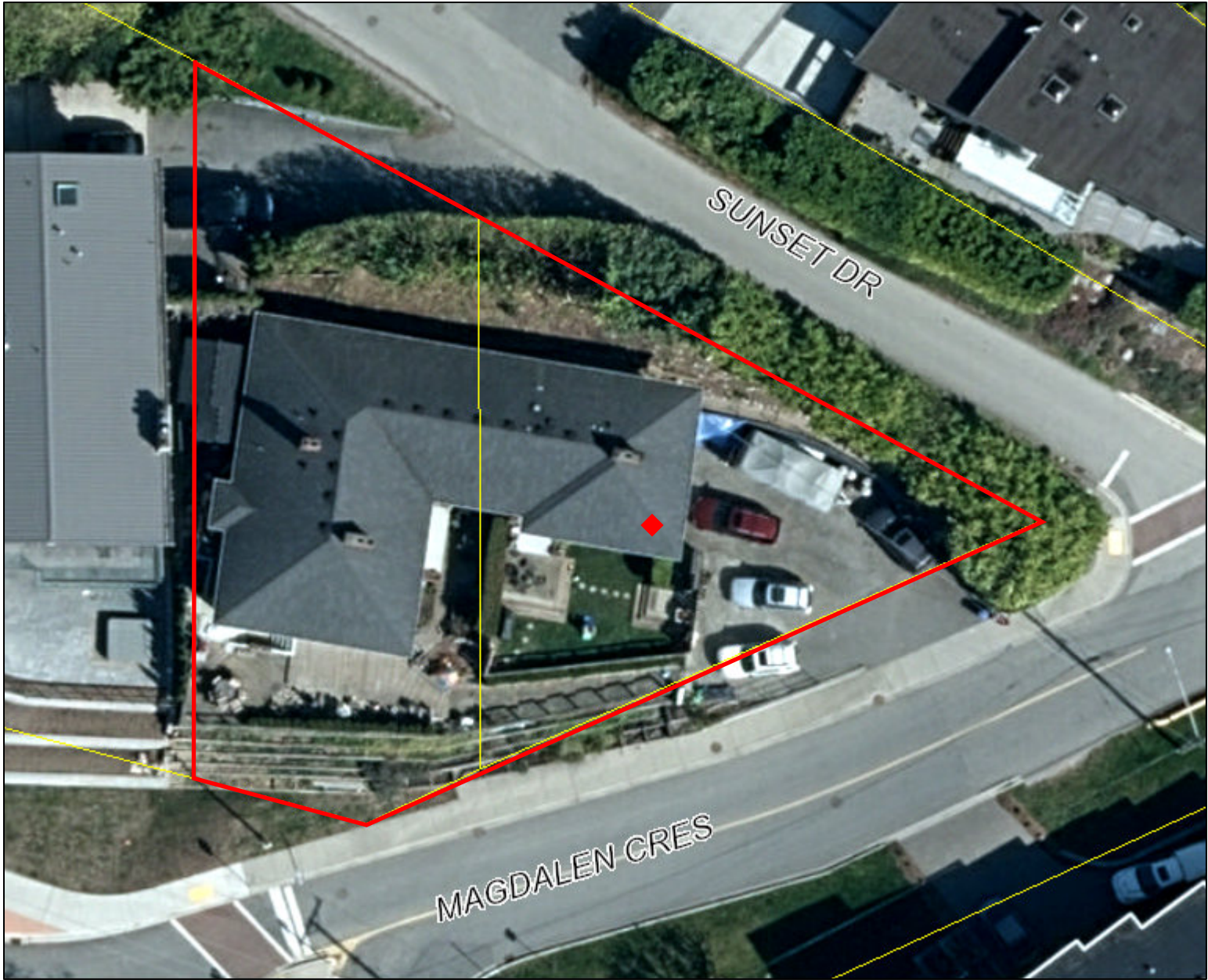
14411 Marine Drive				
Property Cost		Amount	Monthly	Yearly
Sale Price		\$ 3,385,000.00		
REVENUE		Monthly Rent	Monthly	Yearly
Suite 1		\$ 1,500.00		
Suite 2		\$ 1,700.00		
Suite 3		\$ 1,600.00		
Bachelor Suite		\$ 750.00		
		\$ 5,550.00		
Total Revenue			\$5,550.00	\$66,600.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	y	\$10,787.59	\$898.97	\$10,787.59
Insurance	Y	\$6,000.00	\$500.00	\$6,000.00
Hydro	Y	\$2,100.00	\$175.00	\$2,100.00
Gas	Y	\$2,500.00	\$208.33	\$2,500.00
Water	Y	\$950.00	\$79.17	\$950.00
Landscaping	Y	\$300.00	\$25.00	\$300.00
Building Maintenance		5%	\$277.50	\$3,330.00
Vacancy Allowance		1%	\$44.40	\$532.80
Total Expenses			\$ 2,208.37	\$ 26,500.39
The Math			Monthly	Yearly
Net Operating Income (NOI)			\$ 3,341.63	\$ 40,099.61
Cap Rate		1.18%		

*Rental income is based on suggested rate from Hugh & McKinnon Rentals Department based on October 2016 information only. This is an estimated figure only and should be verified by your own Rental Agent.




A detailed map of the Centennial Park area in White Rock, British Columbia. The map shows a grid of streets including Coldicutt Ave, Blackburn Ln, Magdalen Ave, Marine Ln, Wheatley Ave, Malabar Ave, Park Ave, Brearley St, Kerfoot Rd, Archibald Rd, Saturna Dr, Mann Park Cres, Blackburn Ln, Magdalen Cres, Sunset Ln, Sunset Dr, High St, Duprez St, Bay St, Anderson St, Russell Ave, Goggs Ave, Thrift Ave, Oxenham Ave, Roper Ln, Prospect Ln, Prospect Ave, Buena Vista Ave, Beachview Ave, and Lane. Key landmarks and areas are highlighted with red boxes and arrows: Bayridge Elementary (top left), Semiahmoo Secondary (top center), White Rock/South Surrey Border (top center), Semiahmoo Shopping District (top right), Centennial Park (center), 14411 Marine Drive (bottom left), and White Rock Beach (bottom left). The map also shows various residential streets and parks within the area.

WHITE ROCK
My City by the Sea



Legend

- Address Points
-  Lots (yellow)

14411 Marine Drive

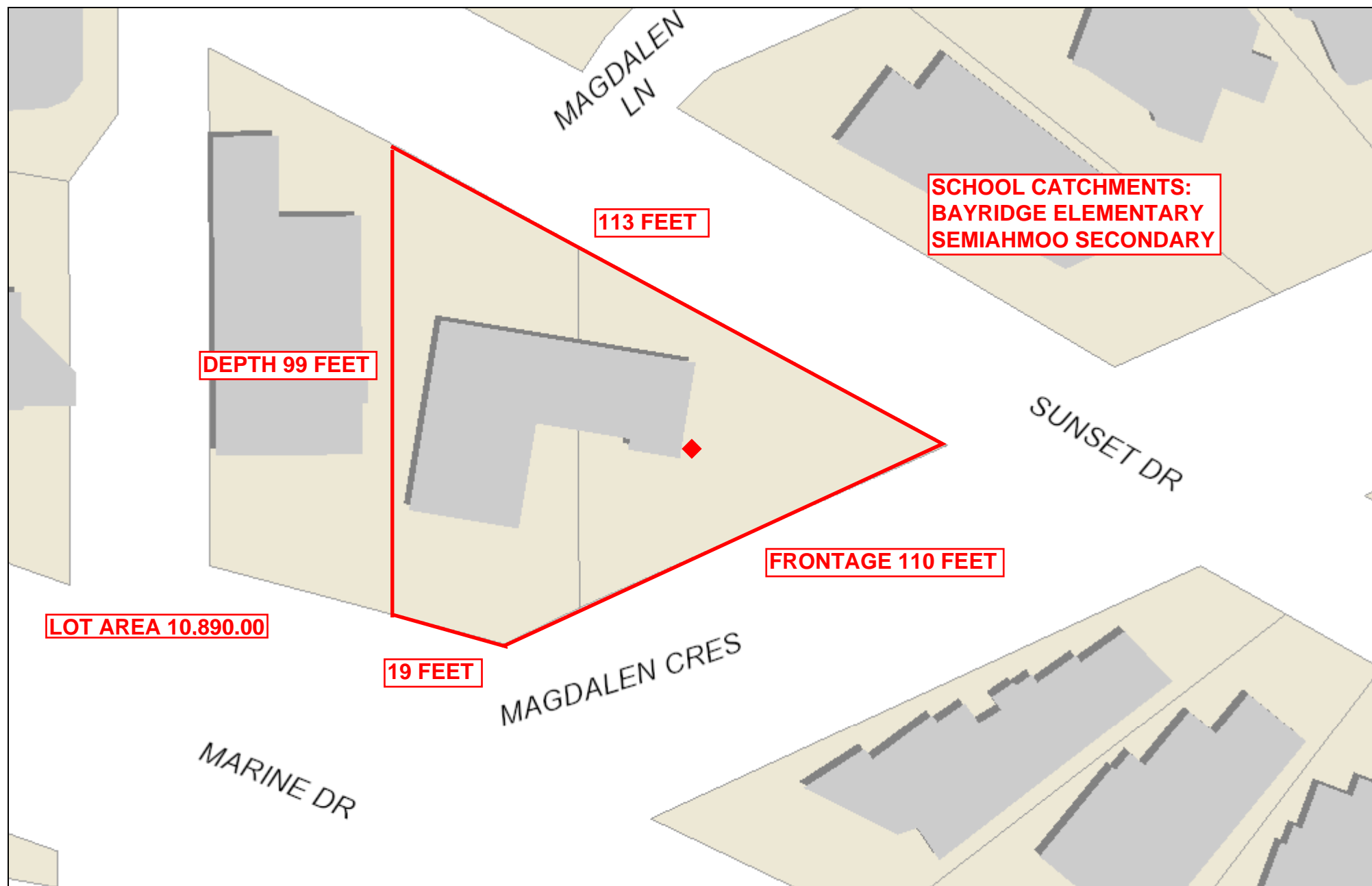
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:322



Map created on:
22/06/2016





14411 Marine Drive

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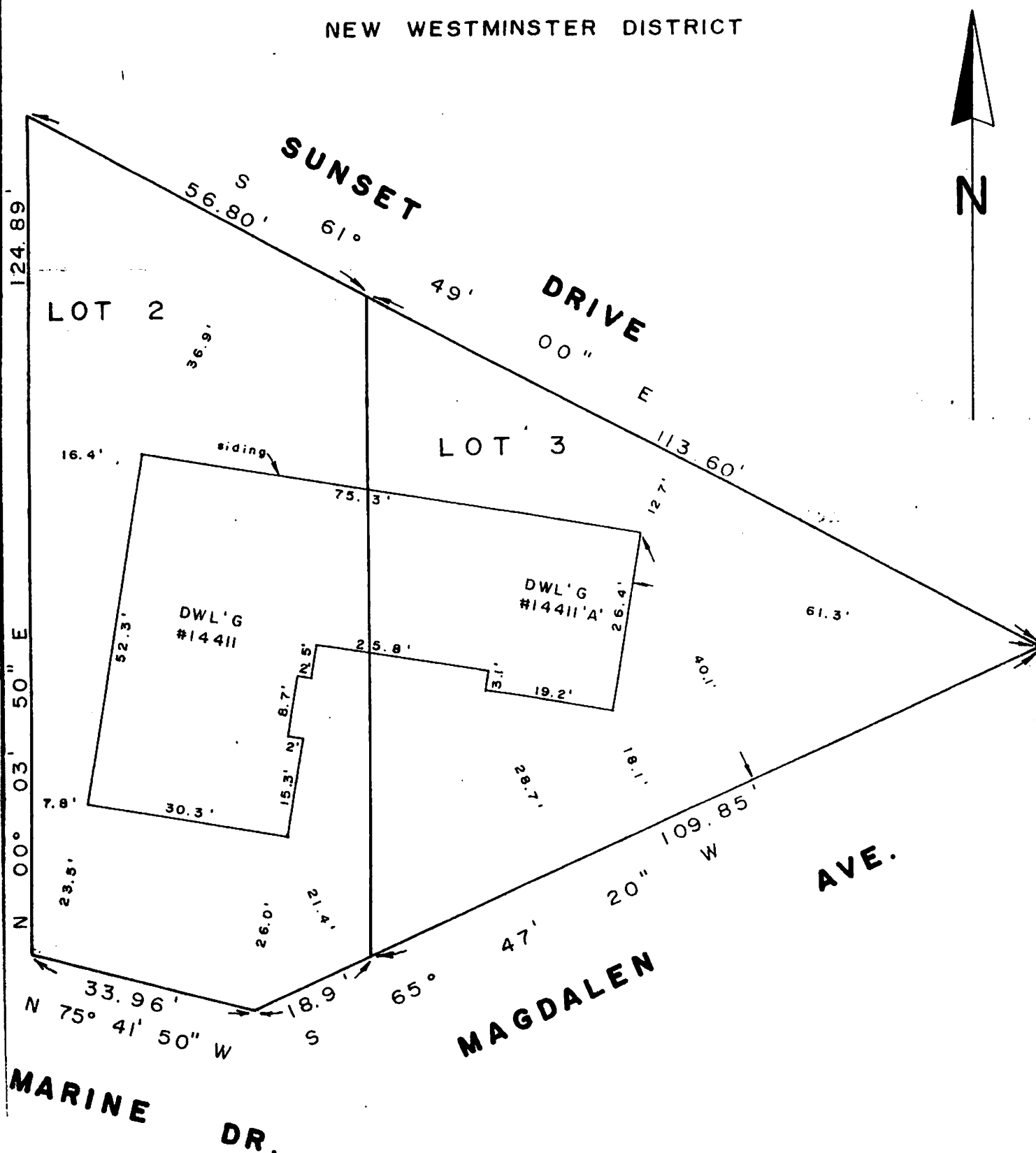
Scale: 1:430



Map created on: 20/05/2016

PLAN OF
LOTS 2 & 3 OF THE W.1/2 OF THE N.W.1/4 OF
SEC.10, TP.1, PLAN 6761

NEW WESTMINSTER DISTRICT



This plan may not be valid because of the age, and the buildings shown may or may not be altered as of the present date, November 13, 1986.

R. J. Reynolds

I hereby certify that this sketch shows the ~~registered~~ dimensions of the above described property and the relative location of the improvements thereon, according to FILING M-5098.

SCALE - 1 INCH = 20 FEET

Not to be used for locating property lines.

April 28, 1978

R. J. Reynolds

R. J. REYNOLDS, B.C.L.S.

R. J. REYNOLDS,
B.C. Land Surveyor,
15225 Thrift Avenue
White Rock, B.C.

Land Title Act
Form 14
(section 137 (1))

APPLICATION FOR CANCELLATION OF INTERIOR LOT LINES

IN THE MATTER OF:

[legal descriptions]

TO: Registrar

Land Title Office, British Columbia

I/We,

(full name, address, occupation and phone number)

the owner(s) in fee simple of the above described lots, free from any charges (save only as appears hereunder) apply for the cancellation of the lines dividing the lots. Herewith fee of

Dated at British Columbia, this day of , 20

.....
OWNER SIGNATURE

[print or type owner name]

Where the lots are subject to a charge add:

I/We,

(full name, address and occupation)

the holder(s) of the following registered charge(s) consent to the above application:

TYPE OF CHARGE

NUMBER

OWNER(S) SIGNATURE

Application granted/refused Yes No

Applicant to deposit Explanatory Plan/Reference Plan: Yes No

New Description .

Dated this day of , 20

.....
REGISTRAR

NOTE: 1. Certain classes of charge (e.g. mortgages) must be extended by an appropriate instrument executed by the fee simple owner (see section 137 (1) (b)) to coincide with the boundaries of the new parcel.

2. The consent of charge holders may be on separate Form(s) 14.

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit* residential *buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.

6.1.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 zone are as follows:

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any covered porch, deck or carport. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level, or a combination thereof.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.7m (25.26ft).
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.14 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.15.

BC SCHOOL RANKINGS					
	Elementary Schools				
1	Semiahmoo Trail Elementary	Public	109/944	133/757	8.0/10
2	Bayridge Elementary	Public	120/944	98/757	7.9/10
3	Laronde Elementary	Public	140/944	146/757	7.8/10
4	Morgan Elementary	Public	150/944	98/757	7.7/10
5	Rosemary Heights Elementary	Public	173/944	91/757	7.5/10
6	Crescent Park Elementary	Public	179/944	158/757	7.4/10
7	White Rock Elementary	Public	206/944	281/757	7.2/10
8	Chantrell Park Elementary	Public	206/944	82/757	7.2/10
9	Ray Shepherd Elementary	Public	222/944	232/757	7.1/10
10	Peace Arch Elementary	Public	256/944	301/757	6.9/10
11	Ocean Cliff Elementary	Public	256/944	158/757	6.9/10
12	South Meridian Elementary	Public	280/944	339/757	6.8/10
13	Sunnyside Elementary	Public	479/944	396/757	5.9/10
14	H.T. Thrift Elementary	Public	474/944	N/A	5.9/10
15	Pacific Heights Elementary	Public	497/944	470/757	5.8/10
16	Jessie Lee Elementary	Public	644/944	511/757	5.2/10
	South Surrey/White Rock Area	Public/Private	2014/15 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
	Private Schools				
1	Southridge	Private	1/944	1/757	10.0/10
2	Star of the Sea	Private	23/944	18/757	9.6/10
3	White Rock Christian	Private	173/944	214/757	7.5/10
	Secondary Schools				
1	Semiahmoo Secondary	Private	56/289	54/258	7.6/10
2	Elgin Park Secondary	Private	65/289	40/258	7.4/10
3	Earl Marriott Secondary	Private	123/289	100/258	6.2/10

North Bluff Rd./ 16th Ave.



Legend

- Legend:

 - City Limits
 - Parks
 - Walkways
 - Streets
 - Heritage Marker
 - Trails

★ map is not to scale

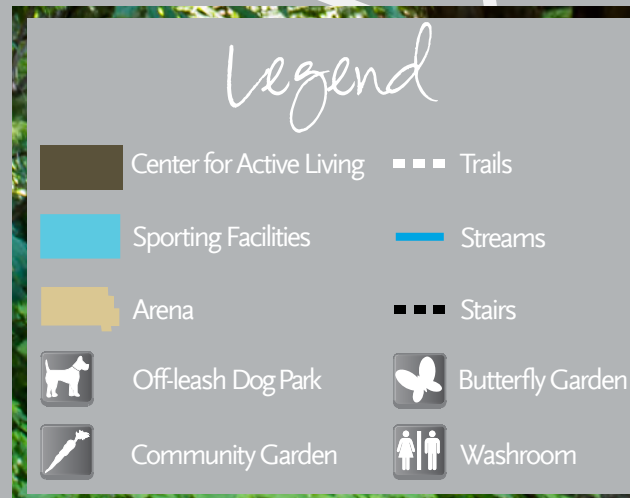
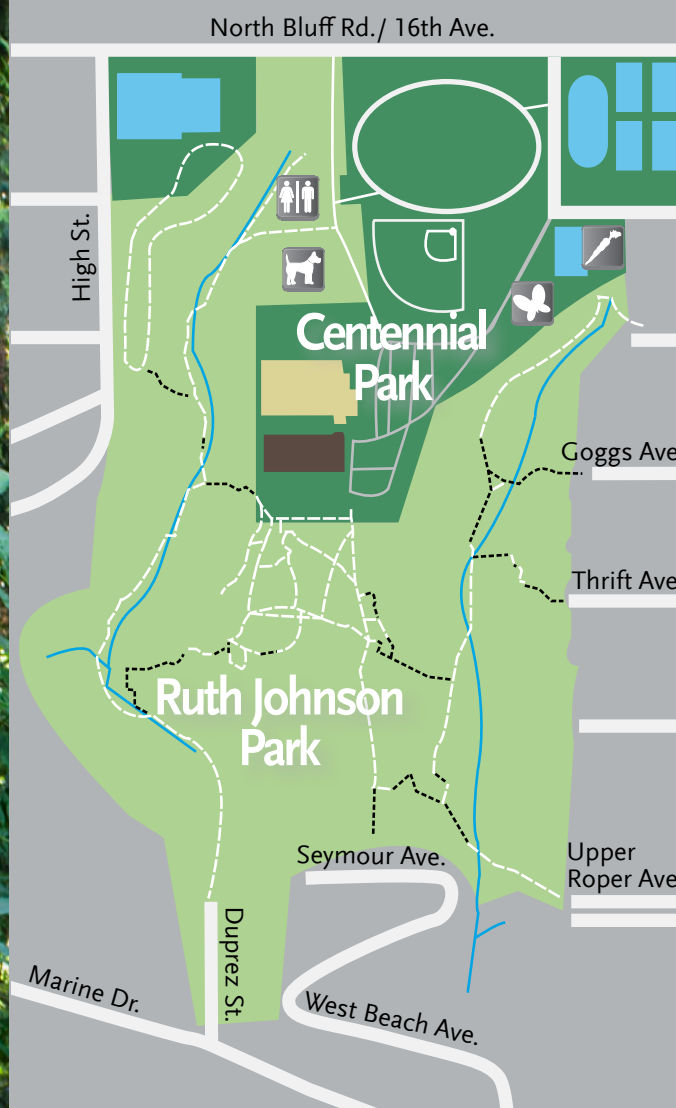


WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
Our City by the Sea!