











Presented by:

Beebe Cline - PREC

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



Active
Board: F
House/Single Family

14121 COLDICUTT AVENUE

South Surrey White Rock
White Rock
V4B 3B5

Residential Detached

\$1,328,800 (LP)

(SP)



Sold Date:	Frontage (feet):	61.00	Original Price: \$1,328,800
Depth / Size (ft.): 140	Bedrooms:	3	Approx. Year Built: 1965
Lot Area (sq.ft.): 8,540.00	Bathrooms:	2	Age: 51
Flood Plain: No	Full Baths:	1	Zoning: RS-1
Rear Yard Exp: Northwest	Half Baths:	1	Gross Taxes: \$4,867.74
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 001-825-712
			Tour:

View: **No :**
Complex / Subdiv: **MARINE DRIVE WEST**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2010**
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**

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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 7 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 19416**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'10 x 11'6			x			x
Main	Kitchen	13'9 x 11'5			x			x
Main	Dining Room	10'2 x 8'5			x			x
Main	Family Room	11'7 x 16'2			x			x
Main	Master Bedroom	13' x 12'9			x			x
Main	Bedroom	11'6 x 8'11			x			x
Main	Bedroom	12'8 x 10'8			x			x
Main	Laundry	6' x 5'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,468	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,468 sq. ft.	Crawl/Bsmt. Height: 4'	4				Garage Sz: 29' C X 25' 4
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,468 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 3	7				
			8				

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

14121 Coldicutt White Rock lot size 8540. Lane access w/ large detached garage 787 sqft measures 29'3/25'4 "would make a terrific shop for a tradesman. Nice sunny fenced private back yard w/ abundant fruit trees & ample garden space. Sun-deck for summer dining & BBQ's. Kitchen w/ Maple cabinets, fir hardwood floors, natural gas fireplace in living room. Three bedrooms & 1.5 bath. Home is on Full concrete crawl, Asphalt roof 10 years young. Schools Bayridge & Semiahmoo Secondary w/ IB Program. Close to Shopping, Sports fields, parks and transit. Walk to the Beach. Excellent Family neighborhood.



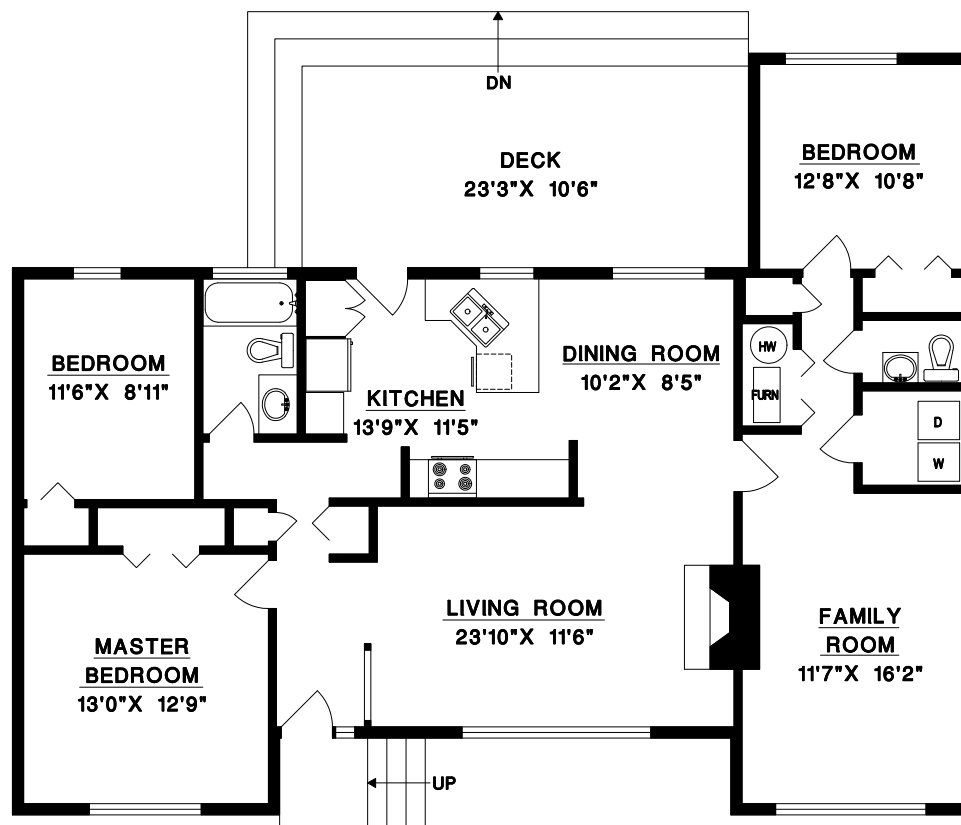
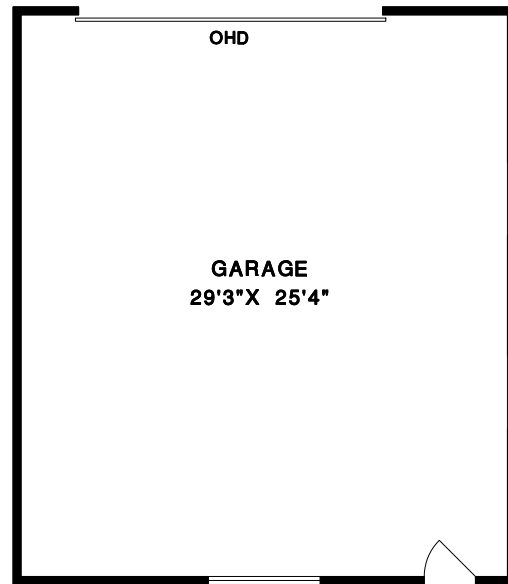
14121 COLDICUTT AVENUE,
WHITE ROCK, B.C.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR

MAIN FLOOR	1468 SQ. FT.
FINISHED AREA	1468 SQ. FT.

GARAGE	787 SQ. FT.
DECK	244 SQ. FT.



DRAWN BY: JS
DATE: AUGUST 2016
REVISED:





HUGH & MCKINNON
REALTY ESTABLISHED 1909



14121 COLDICUTT AVENUE

售價：\$1,328,800

Marine Drive 濱海道西

佔地面積：8,540 平方呎

地濶：61 呎，地長：140 呎

長方型地

3 睡房、2 洗手間

1468 平方呎

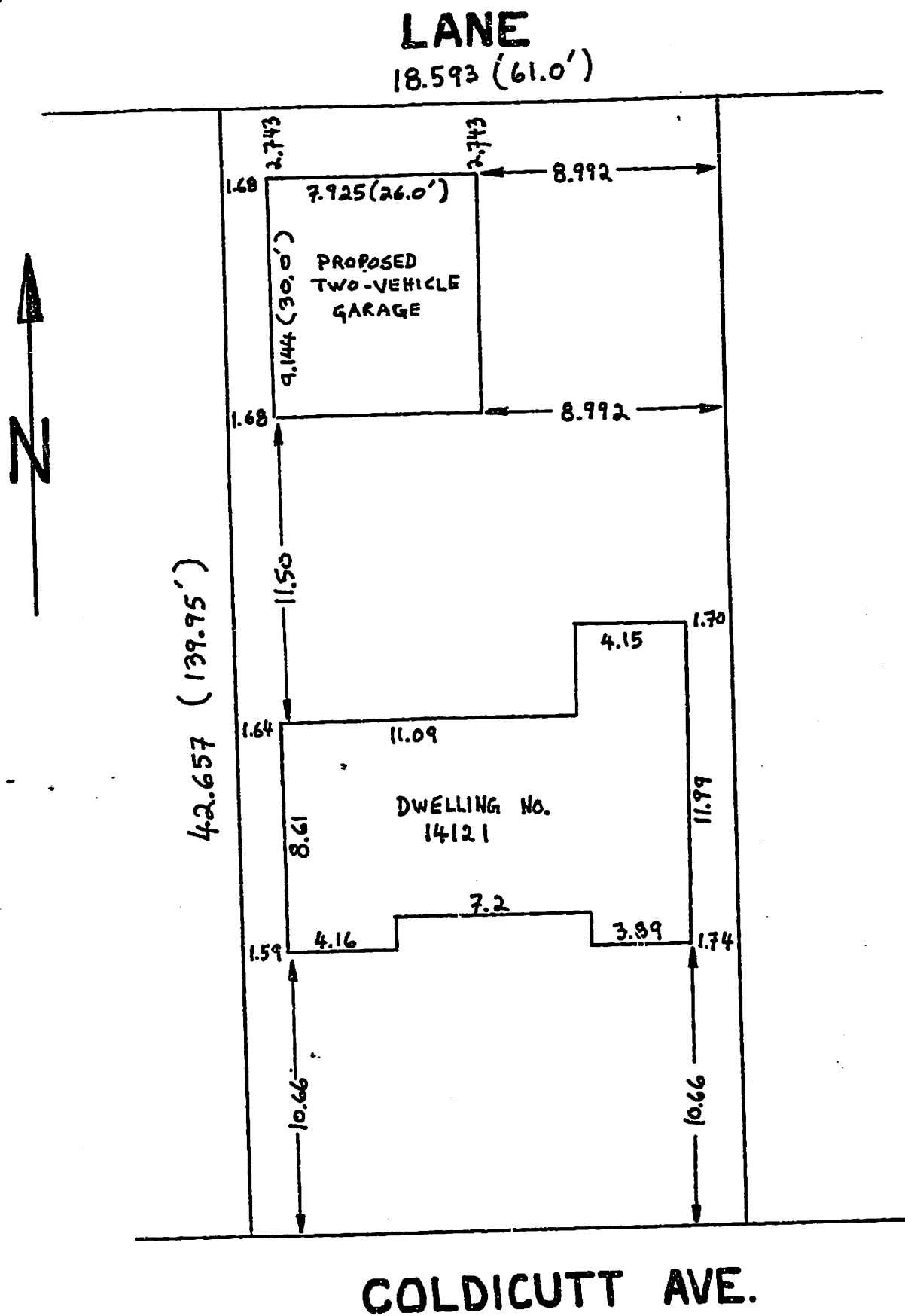
車庫 787 平方呎

小路出入

半層高地庫全部混凝土

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/631/extras>

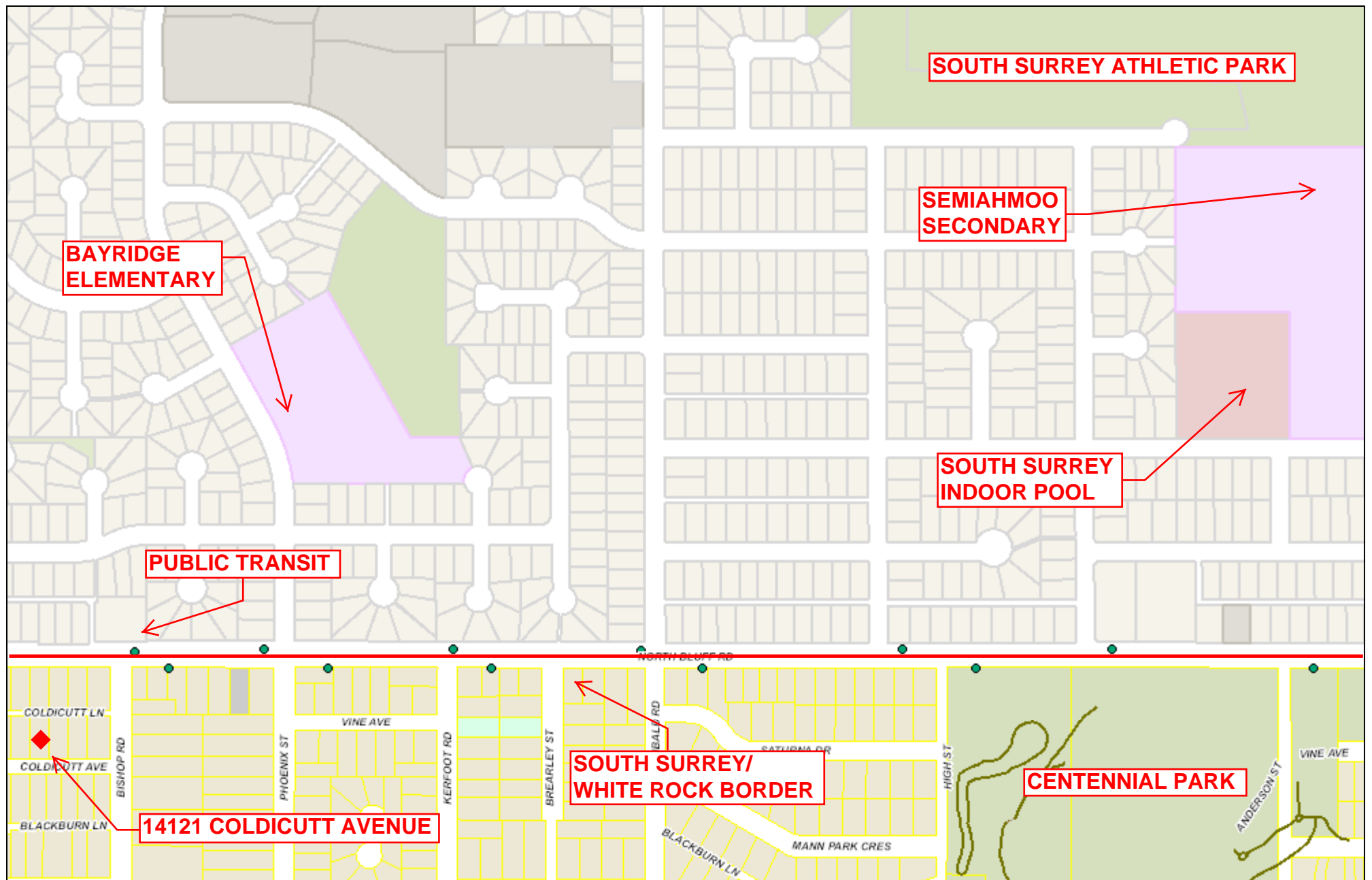


SITE PLAN :
LOT 7, SEC. 9, T.P. 1
PLAN 19416
NEW WESTMINSTER DISTRICT

SCALE- 1:200 metric

DRAWN BY:
DAVE L. DUNBAR
MAY 4th, 1988

#66/88 14121 COLDICUTT



14121 Coldicutt Avenue

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: 1:5,000



Map created on: 31/05/2016





W R O M S

City of White Rock Mapping Online System



Legend

- Address Points
- Bus Stops
- Stairs
- Sidewalk
- Ramp
- Nature Trail
- Culvert
- Bridge
- Lots (yellow)

14121 Coldicutt Avenue

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Scale: 1:255

Map created on:
31/05/2016





WR OMS


City of White Rock Mapping Online System

Legend

Address Points

 Building

 Lots

 Lot Number Leaders

COLDICUTT LN

TOTAL AREA: 8,540 SQFT

DEPTH: 140 FT

FRONTAGE: 61 FT

SCHOOL CATCHMENTS:
BAYRIDGE ELEMENTARY
SEMAHMOO SECONDARY

ZONING: RS-1 - ONE UNIT RESIDENTIAL

14121 Coldicutt Avenue

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Scale: 1:250

Map created on:
24/01/2017



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.

North Bluff Rd./ 16th Ave.



Legend

-  City Limits
  Parks
-  Walkways
  Streets
-  Heritage Marker
  Trails

★ map is not to scale

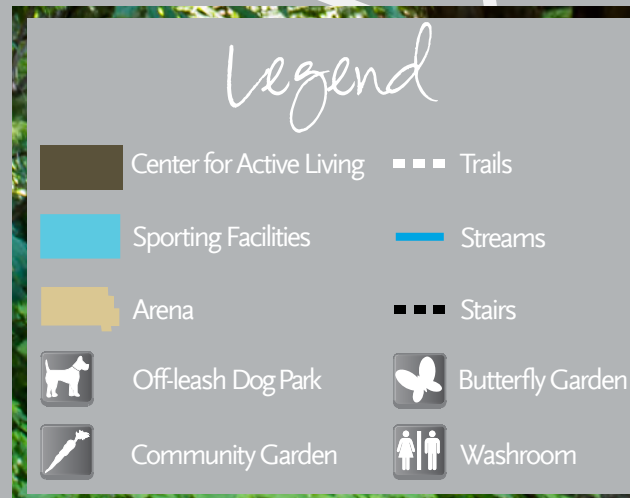
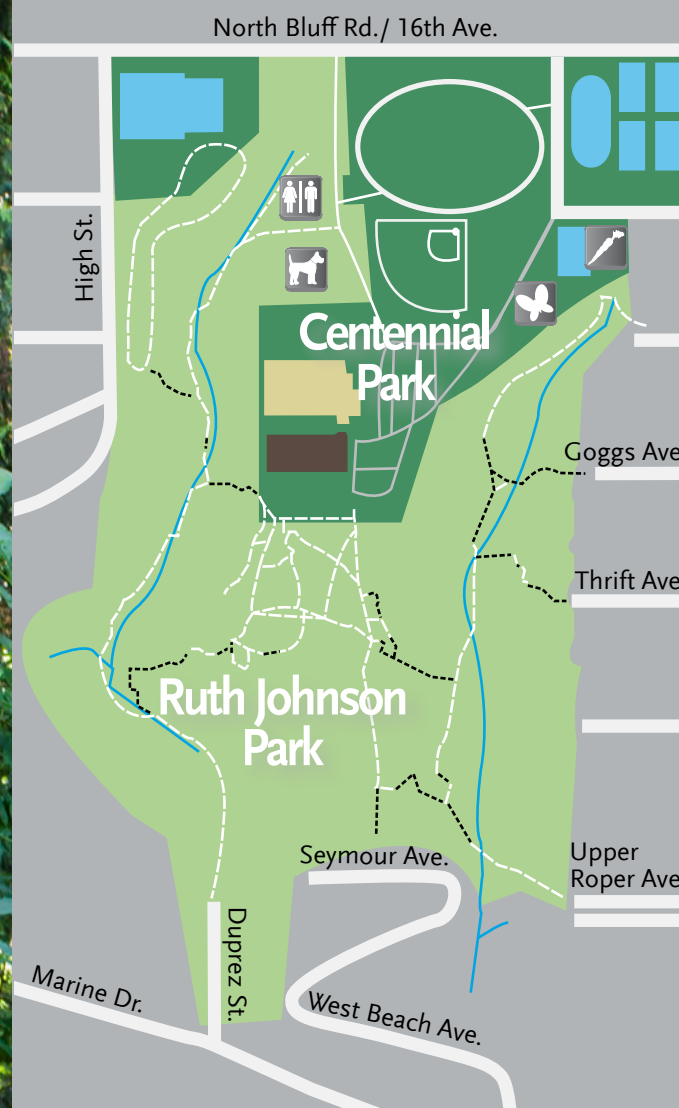


WHITE ROCK
Our City by the Sea!

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!