











Presented by:

Beebe Cline - PREC

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



Active
R2130931

Board: F
House/Single Family

1259 EVERALL STREET

South Surrey White Rock
White Rock
V4B 3S4

Residential Detached

\$1,999,888 (LP)

(SP)



Sold Date:	Frontage (feet):	139.00	Original Price: \$2,198,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1956
Depth / Size: 70 feet	Bathrooms:	3	Age: 61
Lot Area (sq.ft.): 4,409.00	Full Baths:	2	Zoning: RS-2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,609.62
Rear Yard Exp: South			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-226-603
			Tour: Virtual Tour URL

View: **Yes: Shores of W Rock Beach+ PIER**

Complex / Subdiv: **White Rock Beach Hillside West**

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

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Metal, Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Completely**

of Fireplaces: **2**

Fireplace Fuel: **Gas - Natural**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Torch-On**

Reno. Year: **2010**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **3**

Covered Parking: **0**

Parking Access: **Front, Side**

Parking: **Open**

Dist. to Public Transit: **2**

Dist. to School Bus: **5**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Concrete, Hardwood**

Legal: **PL 12415 LT 8 BLK 8 PART NE1/4 SEC 10 TWP 1 NEW WESTMINSTER LAND TITLE DISTRICT**

Amenities: **Air Cond./Central, Garden, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Pantry, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'9 x 6'4			x			x
Main	Great Room	17'5 x 15'11			x			x
Main	Kitchen	13'9 x 13'3			x			x
Main	Pantry	7'1 x 6'0			x			x
Below	Master Bedroom	15'6 x 11'4			x			x
Below	Bedroom	11'11 x 10'3			x			x
Below	Storage	8'4 x 3'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):

750

Finished Floor (Above):

0

Finished Floor (Below):

0

Finished Floor (Basement):

776

Finished Floor (Total):

1,526 sq. ft.

Unfinished Floor:

38

Grand Total:

1,564 sq. ft.

of Rooms: **7**

of Kitchens: **1**

of Levels: **2**

Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0** Beds not in Basement: **2**

Basement: **Full, Fully Finished, Separate Entry**

Bath

1 **Main**

2 **Bsmt**

3 **Bsmt**

4

5

6

7

8

Floor

2

3

4

of Pieces

2

3

4

Ensuite?

No

Yes

Yes

Outbuildings

Barn:

Workshop/Shed: **7'6 x**

Pool:

Garage Sz:

Door Height:

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

140Ft frontage & panoramic views from both lvls of this fully renovated hillside home nestled on a private, quiet, totally landscaped lot. Enjoy stunning views the minute you walk through the door into the open flr plan boasting quality throughout. Some features include: Gourmet kitchen/Custom Cherry Cabinetry & Floors/Granite/High end SS appliances/Bertazzoni Gas Oven/Stove/Top of the line plumbing fixtures/Sit up bar/Gas fireplace/High Efficient Furnace/HW System/Entertainment sized deck. Master Suite on lower level has breathtaking views and gorgeous ensuite/Remote control window coverings/Walk in Closet/Sep. Entrance to private patio & gardens. Enjoy this immaculate residence or build your dream.



HUGH & McKINNON
REALTY LTD. EST. 1909

BEEBE CLINE

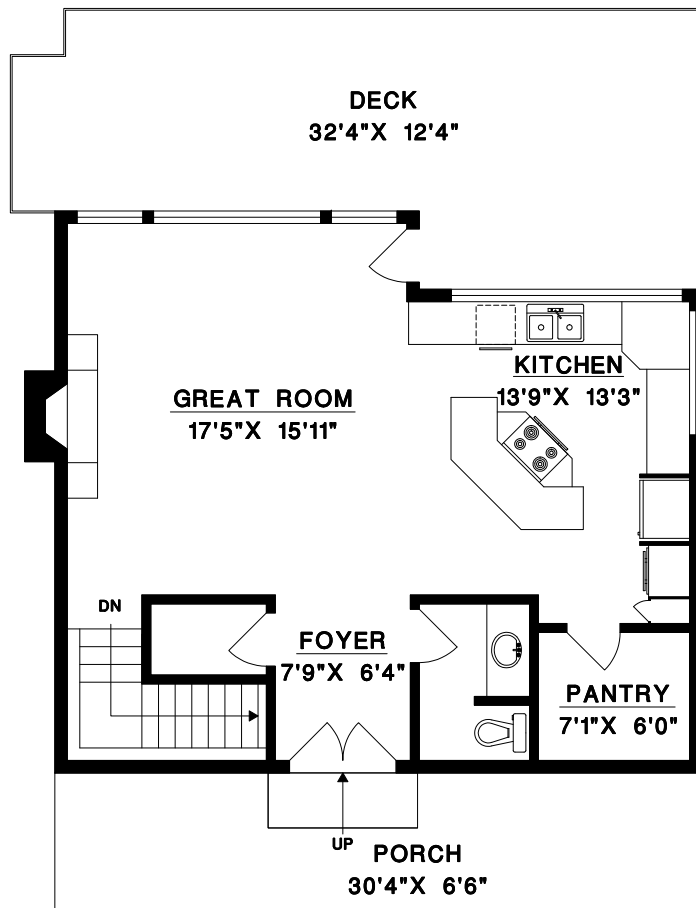
BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

SHED 2
6'0"X
5'0"

1259 EVERALL STREET,
WHITE ROCK, B.C.



MAIN FLOOR



LOWER FLOOR

SHED 1
7'6"X 5'5"

MAIN FLOOR	750	SQ. FT.
LOWER FLOOR	776	SQ. FT.
FINISHED AREA	1526	SQ. FT.
UNFINISHED	38	SQ. FT.
TOTAL AREA	1564	SQ. FT.

SHED 1	52	SQ. FT.
SHED 2	40	SQ. FT.
DECK	348	SQ. FT.
PATIO	421	SQ. FT.
PORCH	198	SQ. FT.



1" = 6'
SCALE

DRAWN BY: JS
DATE: JANUARY 2017
REVISED:

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



HUGH & MCKINNON
REALTY ESTABLISHED 1909



1259 EVERALL STREET

白石 南素里

售價 : \$1,999,888

佔地面積 : 4,409 平方呎

地濶 : 139 呎 , 地長 : 70 呎

分區 : RS-2

可重建 4,000 平方呎

租金收入\$2,500+

2 睡房、2.5 浴室

向南 / 西

無敵海景

寧靜、無其他交通

文件備索 :

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/647/extras>

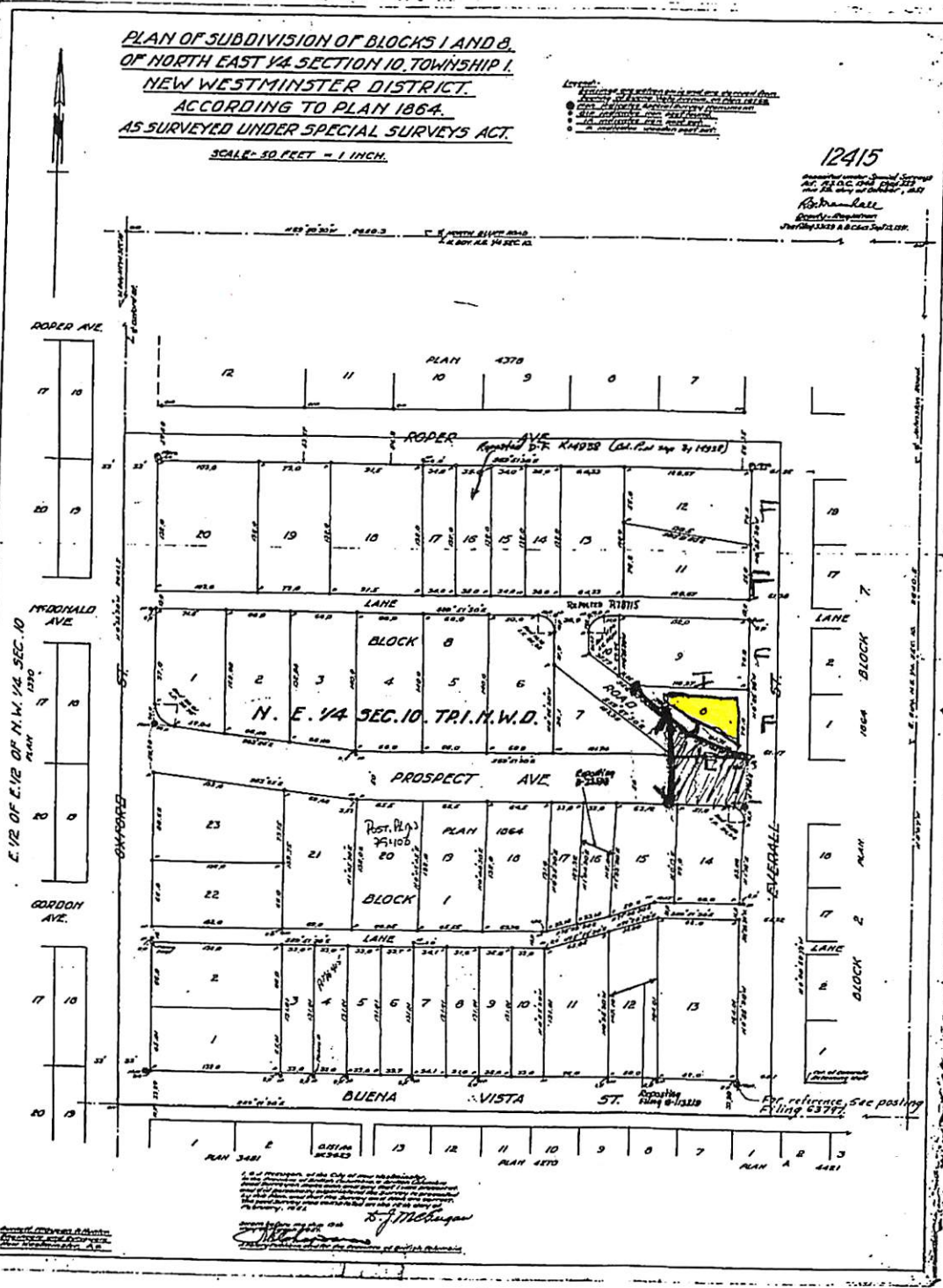
**PLAN OF SUBDIVISION OF BLOCKS 1 AND 8,
OF NORTH EAST 1/4 SECTION 10, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT,
ACCORDING TO PLAN 1864.
AS SURVEYED UNDER SPECIAL SURVEYS ACT.**

SCALE - 50 FEET = 1 INCH.

LEGEND:
 (1) All lots within this plan are surveyed from
 (2) Survey of Block 8, Plan 4378, dated 24th May 1937.
 (3) Survey of Block 1, Plan 1064, dated 24th May 1937.
 (4) Survey of Block 1, Plan 1064, dated 24th May 1937.
 (5) Survey of Block 1, Plan 1064, dated 24th May 1937.
 (6) Survey of Block 1, Plan 1064, dated 24th May 1937.

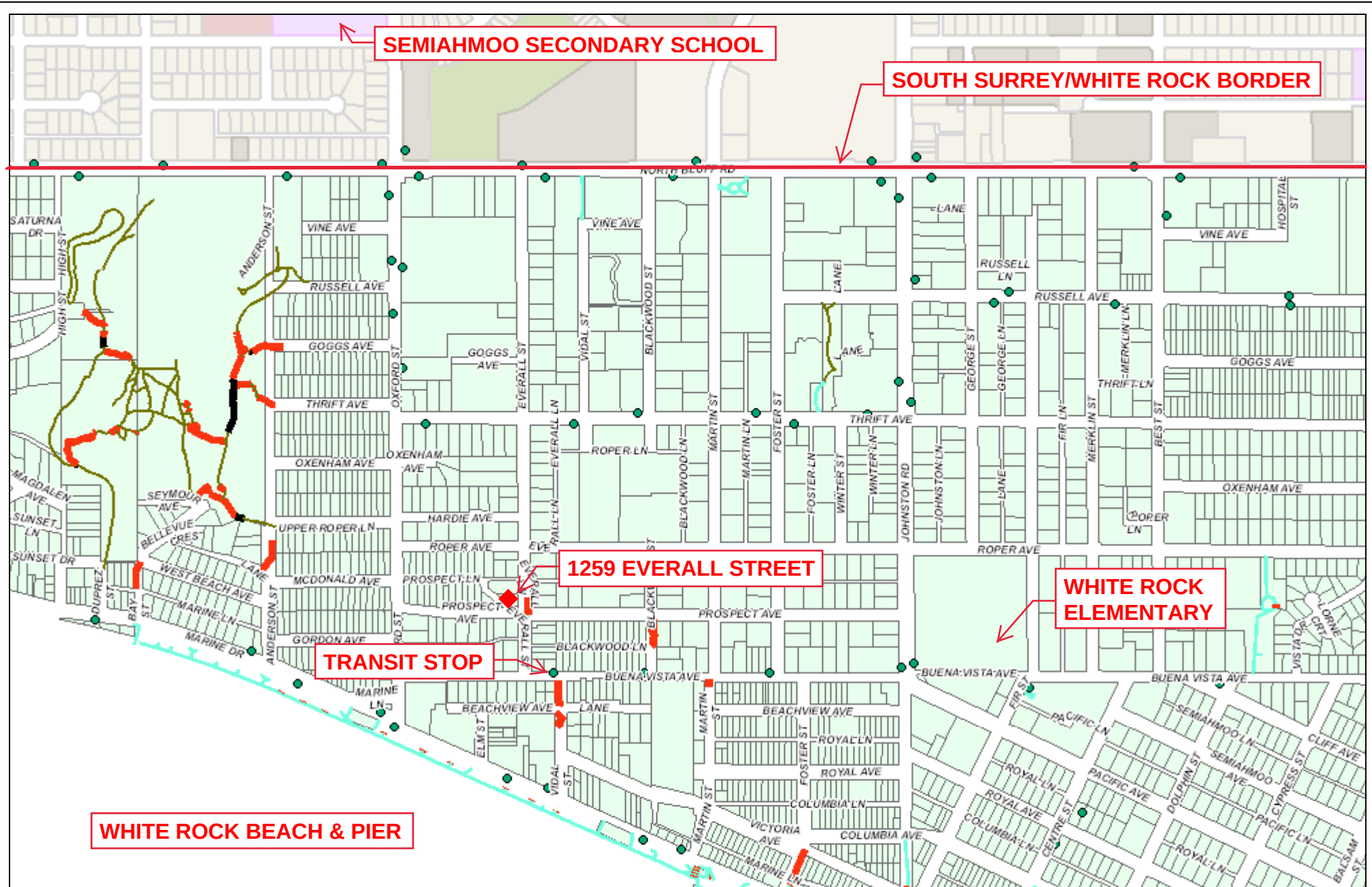
12415

Registered under Special Survey
 Act, R.S.O. 1907, Cap. 194, Sec. 121
 and the Act of 1908, Cap. 194, Sec. 121
 R. H. McLaughlin
 Surveyor General
 J. H. McLaughlin & Co. Ltd., Supts.



I, R. H. McLaughlin, of the City of New Westminster,
 being the Surveyor General of British Columbia, do hereby
 certify that the above is a true and correct copy of the
 original plan as filed in my office, and that the same
 has been approved by me for filing in the Registry
 of Deeds, New Westminster, British Columbia, on the
 15th day of February, 1964.
 R. H. McLaughlin
 Surveyor General

Survey of Block 8, Plan 4378, dated 24th May 1937.
 Survey of Block 1, Plan 1064, dated 24th May 1937.
 Survey of Block 1, Plan 1064, dated 24th May 1937.



1259 Everall Street

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Scale: 1:8,123



Map created on: 01/12/2016



**SCHOOL CATCHMENTS:
WHITE ROCK ELEMENTARY
SEMIAHMOO SECONDARY**

PROSPECT LN

MCDONALD AVE

EVERALL ST
EVERALL LN

LOT AREA 4409 SQFT.

DEPTH 119 FEET

78 FEET

70 FEET

62 FEET

PROSPECT AVE

EVERALL ST

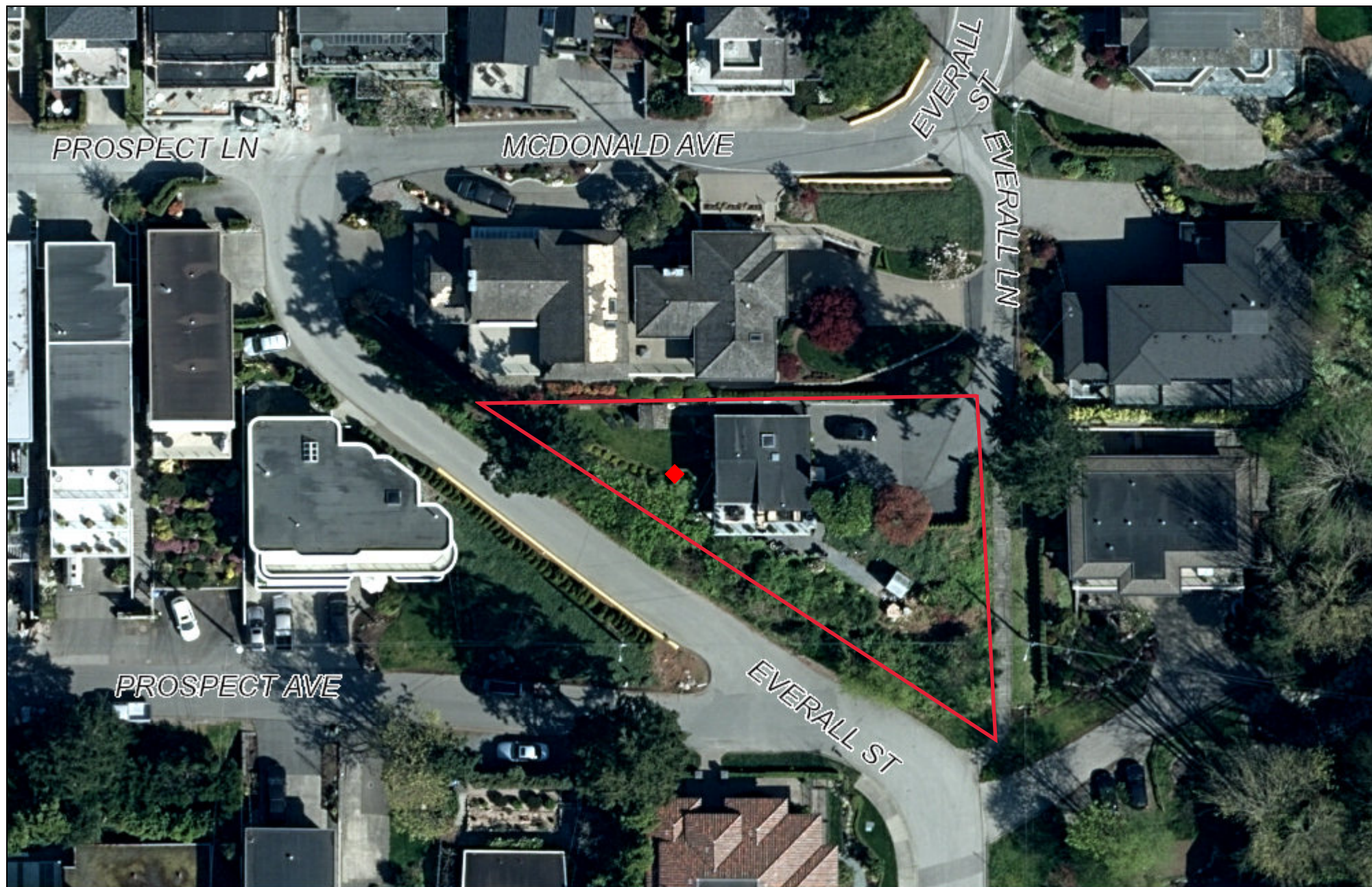
1259 Everall Street





W R O M S

City of White Rock Mapping Online System



1259 Everall Street

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Scale: 1:511



Map created on: 01/12/2016

WHITE ROCK
My City by the Sea!

6.2 RS-2 One Unit (Small Lot) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on *lots* of 362 square metres (3,896.53 square feet) or more.

6.2.1 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 bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) 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.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.2.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-2 zone are as follows:

Lot width	10.0m (32.81ft)
Lot depth	27.4m (89.9ft)
Lot area	362.0m ² (3,896.53ft ²)

6.2.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-2 zone is 50%.

6.2.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

6.2.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.2.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 12.0m (39.37ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.2.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.5 and 6.2.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.2.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

BOARD OF VARIANCE
APPEAL DECISION

REFERENCE: September 16th, 2009
Date
1259 Everall Street, White Rock, BC
Address

The following is provided as confirmation of the Board's decision.

At the meeting, the Board resolved:

1. that the appeal be **GRANTED** for the life of the building as per the plans as presented to the Board:

Requesting relaxation of the front yard setback from 3.0 meters to 0.00 meters to allow for a carport.

And is subject to the following conditions:

The project is to have a start date within two years.

September 16, 2011

(Decision Expiry Date)

Failure to meet the expiry date will result in the appeal becoming inva



THE CORPORATION OF THE CITY OF WHITE ROCK

August 26, 2009

The BOARD OF VARIANCE will meet in the City Hall COUNCIL CHAMBERS on **Wednesday September 16, 2009 at 3:30 pm** for the transaction of business as noted below.

AGENDA

1. AGENDA APPROVAL

THAT the Agenda for the BOARD OF VARIANCE Meeting scheduled for Wednesday September 16, 2009 be adopted as circulated.

2. PREVIOUS MINUTES

THAT the minutes for the BOARD OF VARIANCE meeting held June 17, 2009 be adopted as circulated.

Page 2

3. APPEALS

3.1. Teri FISHER and Bernie BOLOKOSKI, 1259 Everall Street

The owner is requesting relaxation of the front yard setback from 3.0 meters to 0.00 meters to allow for a carport.

3.2. Terry and Sandra ALLEYN, 15406 Victoria Avenue

The owner is requesting relaxation of the exterior side yard setback from 1.5 meters to 1.2 meters to allow for construction of a new home as outlined in the attached plan.

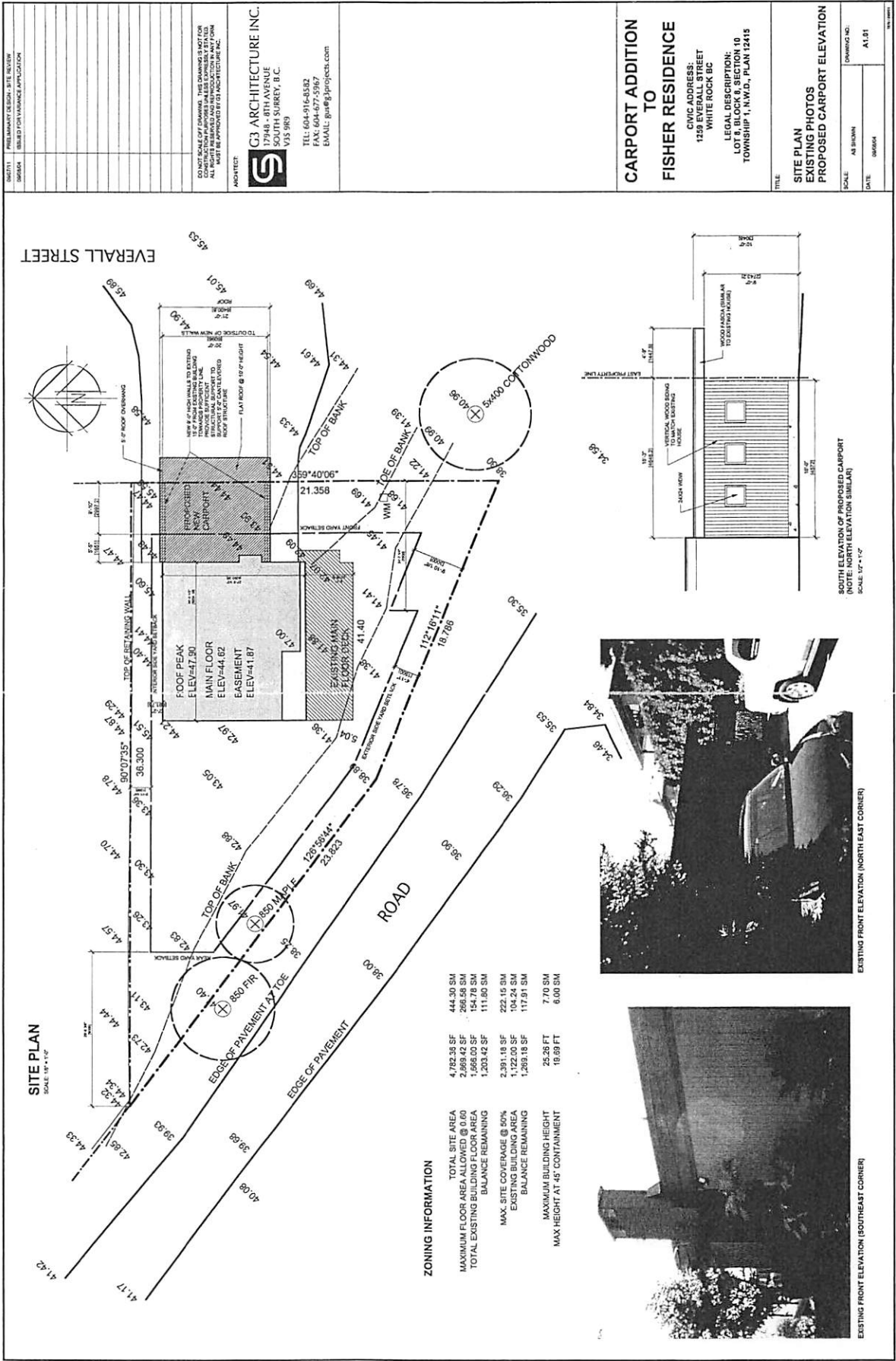
3.3. Owen R. G. POPPY, 14608 West Beach Avenue

The owner is requesting relaxation of the exterior side yard setback from 3.80 meters to 1.5 meters to allow for construction of a single family dwelling.

3.4. John and Sherrill RUMBLE, 14430 Marine Drive

The owner is requesting relaxation of the east side yard setback from 1.5 meters to 0.00 meters and front yard setback from 7.5 meters to 0.00 meters to allow for parking area on the east side of the property.

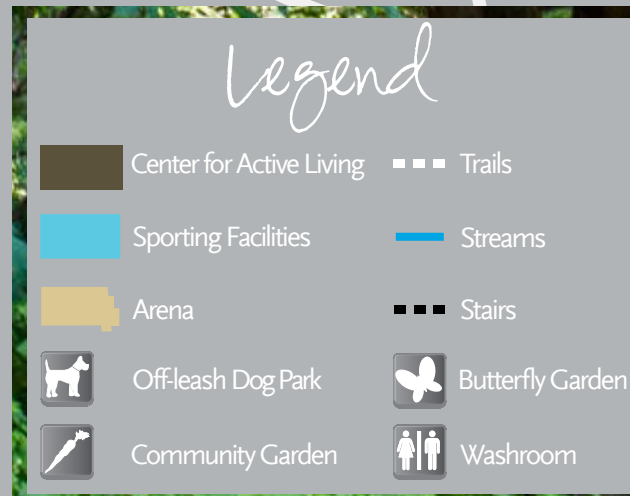
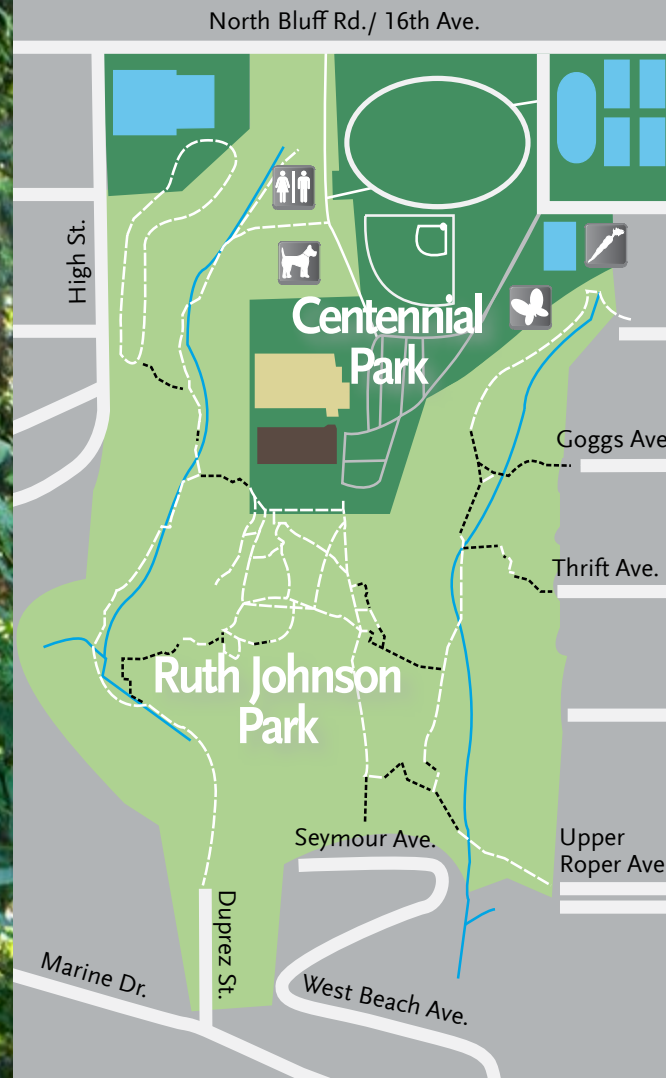
4. CLOSURE



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
City by the Sea!