



Presented by:

# Beebe Cline - PREC

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



**Active**  
**R2235599**

## 14457 MAGDALEN CRESCENT

Residential Detached

Board: F  
House/Single Family

South Surrey White Rock  
White Rock  
V4B 2W1

**\$3,329,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>48.00</b>	Original Price: <b>\$3,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2009</b>
Depth / Size: <b>120</b>	Bathrooms:	<b>8</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>7,484.00</b>	Full Baths:	<b>6</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$12,138.59</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-246-111</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: PANORAMIC OCEAN & PIER**  
 Complex / Subdiv: **WHITE ROCK BEACH HILLSIDE WEST**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete Frame**  
 Exterior: **Mixed, Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double, Open**  
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **4 BLKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP7596 LT 36 LD 36 SEC 10 TWP 1. PART W 1/2 OF NW 1/4.**

Amenities: **Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18'4 x 7'4	Below	Bedroom	14'8 x 11'11	Bsmt	Laundry	9'2 x 4'11
Main	Family Room	22'11 x 21'10	Below	Bedroom	15'5 x 11'1			x
Main	Kitchen	22'2 x 11'11	Below	Games Room	20'11 x 19'2			x
Main	Dining Room	12' x 11'11	Below	Media Room	26'9 x 11'2			x
Main	Pantry	7'3 x 6'1	Below	Laundry	9'9 x 6'3			x
Main	Den	16'3 x 12'1	Bsmt	Living Room	17'9 x 15'2			x
Main	Master Bedroom	21' x 15'	Bsmt	Kitchen	11'3 x 10'10			x
Main	Walk-In Closet	16'10 x 6'1	Bsmt	Bedroom	10'9 x 10'1			x
Main	Mud Room	12'2 x 10'7	Bsmt	Bedroom	20'4 x 19'2			
Below	Bedroom	11'6 x 10'9	Bsmt	Storage	10'10 x 7'1			

Finished Floor (Main): <b>2,516</b>	# of Rooms: <b>21</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>2,361</b>	# of Levels: <b>3</b>	2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>1,693</b>	Suite: <b>Legal Suite</b>	3	Below	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>6,570 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>3</b>	<b>Yes</b>	Garage Sz: <b>21'8X20'6</b>
	Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5	Below	<b>3</b>	<b>Yes</b>	Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6	Bsmt	<b>2</b>	<b>Yes</b>	
Grand Total: <b>6,570 sq. ft.</b>		7	Bsmt	<b>3</b>	<b>No</b>	
		8	Bsmt	<b>3</b>	<b>Yes</b>	

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

**Three level custom built OCEAN VIEW! 6,500+ sq.ft. of contemporary living space at it's finest, plus 2,100+ sq.ft. of open & covered patios & balconies. Master Bedroom on MAIN with private balcony. 6 Bedrooms (All Ensuted)/ 7 Bathrooms. Features include: A/C, Euroline windows & doors. 10' ceilings on main and Roughed-in Elevator on all levels. Bamboo kitchen cabinetry with Wolf & SubZero appliances. One bedroom LEGAL suite with 9' ceilings. 7,484 sq.ft. lot w/south facing level backyard with lane access. Walk to White Rock Promenade, Pier, Beach & Restaurants. Schools: Bayridge Elementary & Semiahmoo Secondary w/IB Program.**



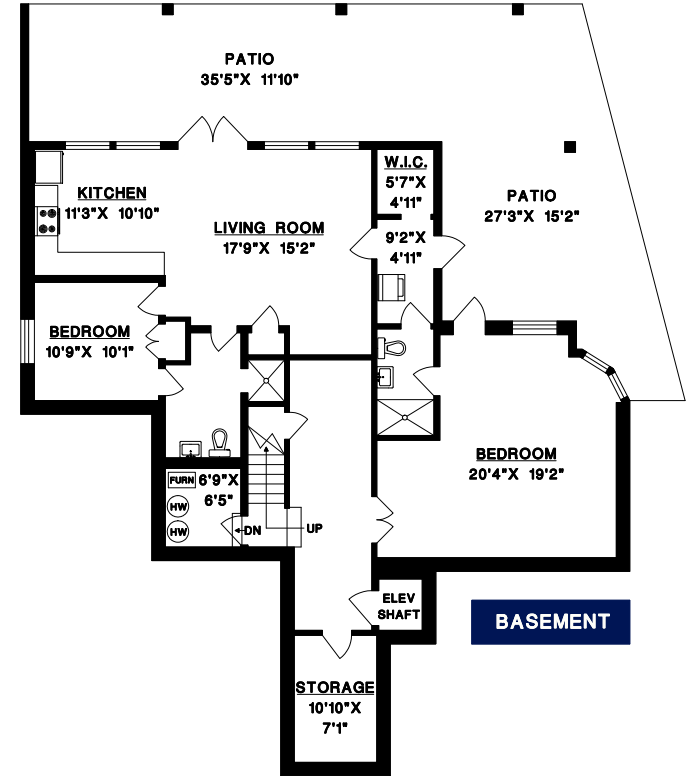
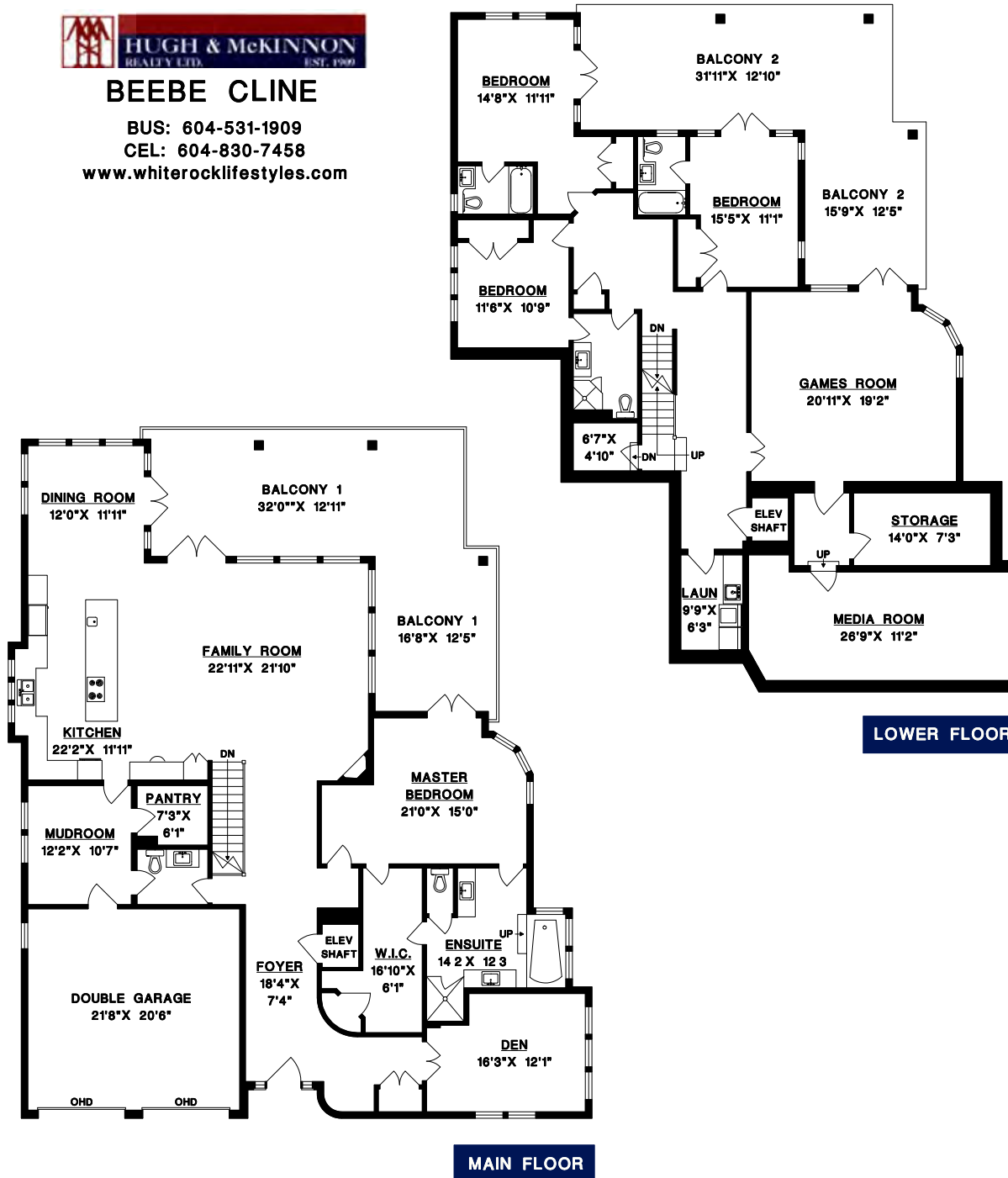
**BEEBE CLINE**

BUS: 604-531-1909

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www.whiterocklifestyles.com

14457 MAGDALEN CRESCENT,  
WHITE ROCK, B.C.



MAIN FLOOR	2516	SQ. FT.
LOWER FLOOR	2361	SQ. FT.
BASEMENT	1693	SQ. FT.
<b>FINISHED AREA</b>	<b>6570</b>	<b>SQ. FT.</b>

GARAGE	481	SQ. FT.
BALCONY 1	617	SQ. FT.
BALCONY 2	610	SQ. FT.
PATIO	890	SQ. FT.



1" = 6'  
SCALE

DRAWN BY: CN  
DATE: JANUARY 2017  
REVISED:





HUGH & MCKINNON  
REALTY ESTABLISHED 1909



14457 Magdalen Crescent

售價: \$3,329,000

白石 Hillside West

2009 年度身建造時尚物業

全海景、山景

土地面積 7484 平方呎

後園向西

地長 120 呎

地濶 48 呎

6 睡房, 6 ½ 洗手間

室內面積 6570 平方呎

小路出入

地庫合法出租單位

超過 2100 平方呎開放及有蓋平台及露台

校區: Bayridge 小學 & Semiahmoo 中學

文件備索:

<http://www.whiterocklifestyles.com/Properties.php/Details/653/extras>

**14457 MAGDALEN CRESCENT**  
**PACIFIC BREEZE SUITE - \$174 PER NIGHT**

**Expedia link:** <https://www.expedia.ca/Vancouver-Hotels-Pacific-Breeze-Suite.h11843574.Hotel-Information>



**AMENITIES INCLUDED:**

- BBQ Grills
- Free WiFi
- Laundry Facilities
- Garden & Terrace
- Beach Towels
- Separate Living Room & Dining Areas
- Kitchen Facilities
- Sofa Bed
- Full-sized refrigerator/freezer, microwave, coffee/tea maker
- Air Conditioning
- South/East Corner Exposure
- Private Bathroom w/Bathrobes & Slippers, Hair dryer and complimentary toiletries





## **14457 MAGDALEN CRESCENT – FEATURES**

**Total Square Feet of Home: 6,570 sqft  
Lot: 7,484 sqft (Frontage: 48 ft/Depth: 120 ft)**

**Bedrooms: 6 / Bathrooms: 7**

**Designer: Bob Ferguson**

**Virtual Tour: <https://vimeo.com/202480890>**



### **INTEGRITY OF BUILD**

- Ten Foot Ceilings on Main
- HVAC – Heat Pump
- Maple Hardwood Flooring
- Elevator Roughed In for All Levels
- Custom Window Blinds on Main
- Security System
- Built-in Vac System
- All Bedrooms Ensuted
- All Rooms with CAT-5 Wiring

### **LIVING ROOM**

- Size: 22'11 x 21'10
- Natural Gas Fireplace
- Euroline Tilt & Turn Windows
- Pot Lighting
- Patio Doors to 617 sqft Balcony

### **DINING ROOM**

- Size: 12'0 x 11'
- Euroline Tilt & Turn Windows
- South/East Corner Exposure



### KITCHEN

- Size: 22'2 x 11'11
  - Bamboo Custom Cabinetry
  - Canadian Labrador Granite Countertops
  - Large Island with Prep Sink, Storage & Electrical Outlets
  - Soft Close Custom Cabinetry
- APPLIANCES:
- Wolf Four Burner Plus Griddle Stove
  - SubZero Fridge
  - Wall Oven
  - Built-in Microwave
  - Built-in Wine Storage
  - Built-in Eating Area



### MASTER BEDROOM

- Size: 21'0 x 15'0
  - Master on Main
  - Large Walk-in Closet (14'2 x 12'3) with Built-In Cabinetry plus Bonus Storage Room
  - Euroline Tilt & Turn Doors Leading to Ocean View Balcony
  - Natural Gas Fireplace
- MASTER ENSUITE:
- Five Piece Spa Ensuite (14'2 x 11'3) with Water Closet

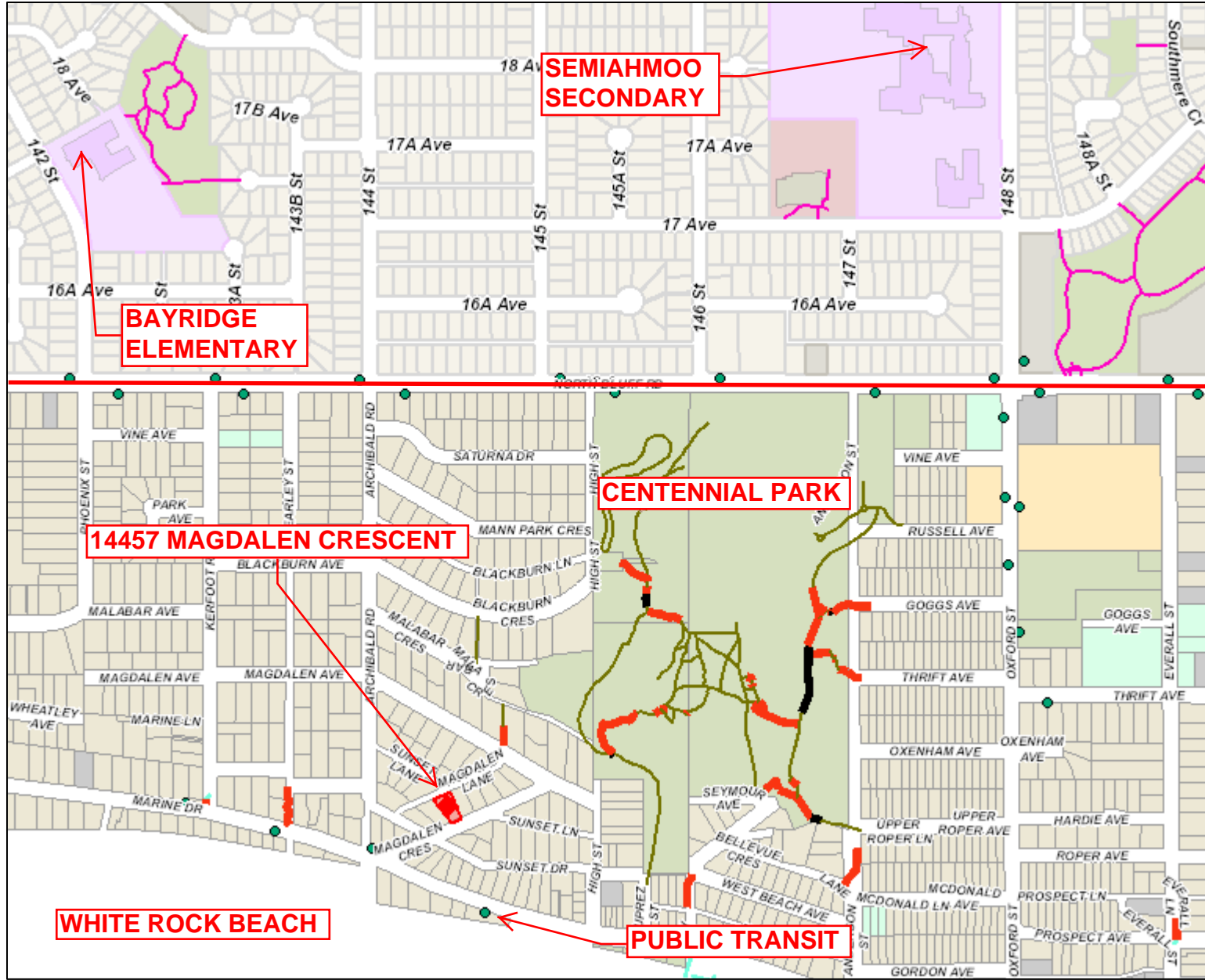
### LOWER FLOOR – 3 BEDROOMS

- Bedroom 2
  - Size: 15'5 x 11'1
  - 3 Piece Ensuite
  - Ocean Views
  - Euroline Tilt & Turn Patio Doors Leading to Balcony
- Bedroom 3
  - Size: 14'8 x 11'11
  - 3 Piece Ensuite
  - Ocean Views
  - Euroline Tilt & Turn Patio Doors Leading to Balcony
- Bedroom 4
  - Size: 11'6 x 10'9
  - 3 Piece Ensuite
- Media Room (Size: 26'9 x 11'2)
- Games Room (Size: 20'11 x 19'2) with Cork Flooring
- Laundry Room (9'9 x 6'3)



### WALK-OUT BASEMENT LEVEL

- One Bedroom Legal Suite
  - Separate Entry
  - Secondary Washer/Dryer
  - Aggregate Flooring
  - Excellent Revenue Suite
- Bedroom 6
  - Euroline Tilt & Turn Patio Doors
  - 3 Bedroom Ensuite
- Wine Cellar (Size: 10'10 x 7'1)
- South Facing Level Backyard
- 800+ sqft Covered Patio



- Legend**
- Address Points
  - Bus Stops
  - Stairs
  - Sidewalk
  - Ramp
  - Nature Trail
  - Culvert
  - Bridge
  - Residential
  - Multi-Family
  - Commercial/Residential
  - Comprehensive Development
  - Institutional
  - Park/Open Space

14457 Magdalen Crescent

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: 1:7,500



Map created on: 13/04/2016





**Legend**

- Address Points
- Bus Stops
- Lots (yellow)

14457 Magdalen Crescent

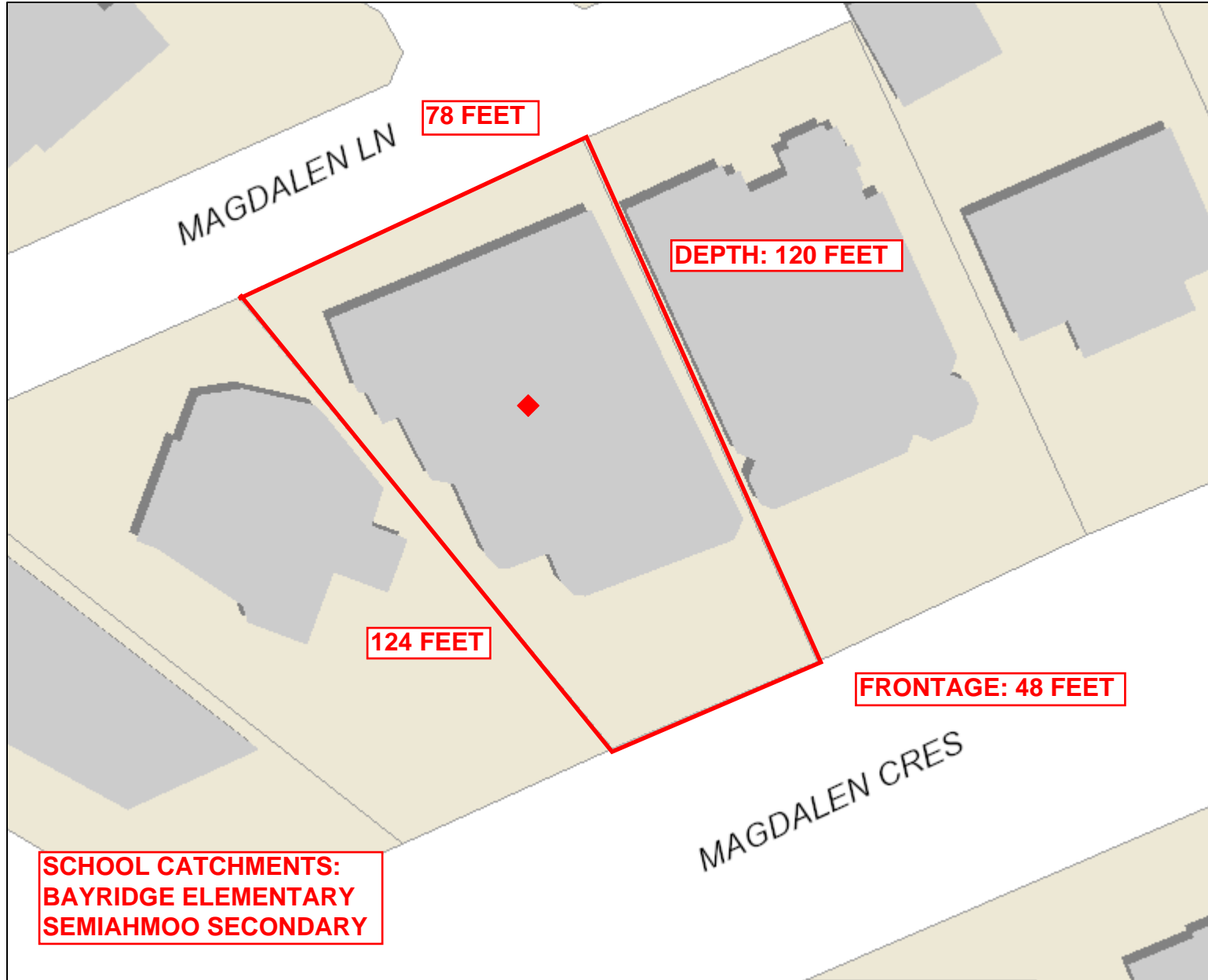
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Scale: 1:375



Map created on:  
13/04/2016





**Legend**

- Address Points
- Bus Stops
- Building
- Building Shadow
- Residential
- Multi-Family
- Commercial/Residential
- Comprehensive Development
- Institutional
- Park/Open Space

14457 Magdalen Crescent

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Scale: 1:375



Map created on:  
13/04/2016









### SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS

	Elementary Schools	Public/Private	2015/16 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Morgan Elementary	Public	74/956	90/780	8.6/10
2	Rosemary Heights Elementary	Public	86/956	90/780	8.4/10
3	Bayridge Elementary	Public	110/956	96/780	8.0/10
4	Crescent Park Elementary	Public	110/956	147/780	8.0/10
5	Semiahmoo Trail Elementary	Public	131/956	137/780	7.8/10
6	Chantrell Park Elementary	Public	163/956	90/780	7.5/10
7	Ocean Cliff Elementary	Public	241/956	147/780	7.1/10
8	South Meridian Elementary	Public	326/956	305/780	6.6/10
9	Jessie Lee Elementary	Public	344/956	468/780	6.5/10
10	Sunnyside Elementary	Public	388/956	380/780	6.3/10
11	Ray Shepherd Elementary	Public	418/956	265/780	6.2/10
12	Laronde Elementary	Public	438/956	154/780	6.1/10
13	Peace Arch Elementary	Public	461/956	291/780	6.0/10
14	White Rock Elementary	Public	518/956	305/780	5.7/10
15	H.T. Thrift Elementary	Public	591/956	344/780	5.4/10
16	Pacific Heights Elementary	Public	685/956	535/780	5.0/10
	<b>Private Schools</b>		<b>2015/16 Ranking</b>		
1	Southridge	Private	1/956	1/780	10.0/10
2	Star of the Sea	Private	30/956	22/780	9.7/10
3	White Rock Christian	Private	210/956	210/780	7.2/10
	<b>Secondary Schools</b>		<b>2014/15 Ranking</b>		
1	Semiahmoo Secondary	Public	37/294	52/262	7.6/10
2	Elgin Park Secondary	Public	65/294	46/262	7.2/10
3	Earl Marriott Secondary	Public	106/294	97/262	6.6/10



# Legend

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



★ map is not to scale

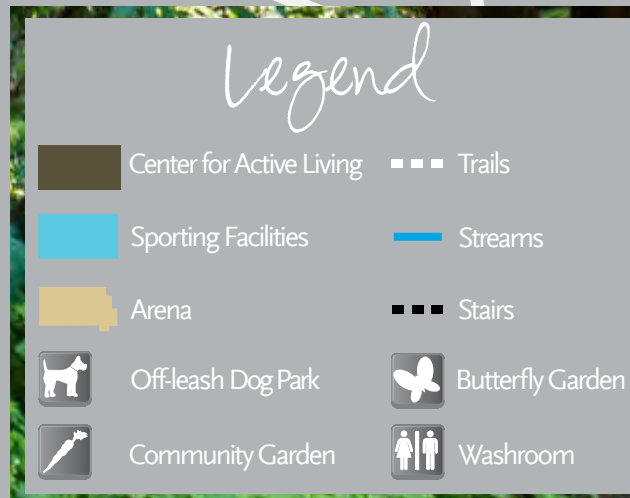
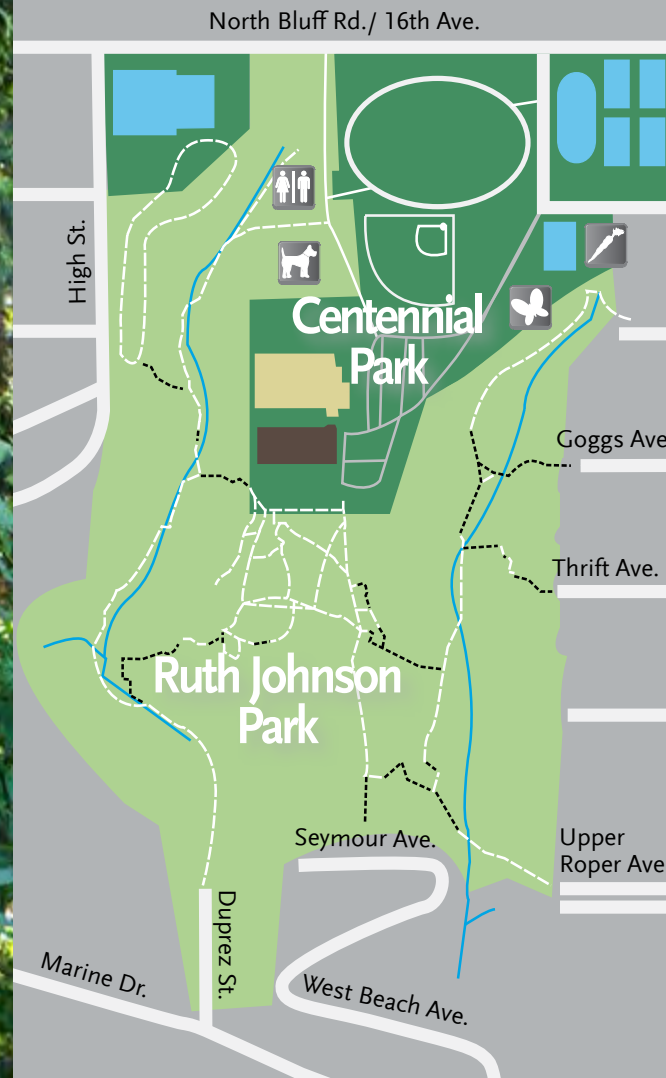
**WHITE ROCK**  
*Our City by the Sea!*



# 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