



**866 Lee Street
White Rock \$1,799,000**

- 3,966 SQFT ON THREE LEVELS • BUILT 2013
- 5 BEDROOMS / 5 BATHROOMS
- ROOFTOP DECK, PATIOS OPEN AND COVERED OVER 1,400 SQFT
- 3 BEDROOMS PLUS 2 BEDROOM LEGAL SUITE
REVENUE SUITE \$1,700 A MONTH
- Office + Media Room with Wet Bar and Sauna
- DOUBLE GARAGE + OPEN PARKING FOR 4 CARS
- FRENCH IMMERSION SCHOOL CATCHMENTS:
Earl Marriott and Peace Arch
- Transit, Beach, Recreation and Shopping All Close By

<https://vimeo.com/218760377>



Floor plans and virtual tours at **www.whiterocklifestyles.com**

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



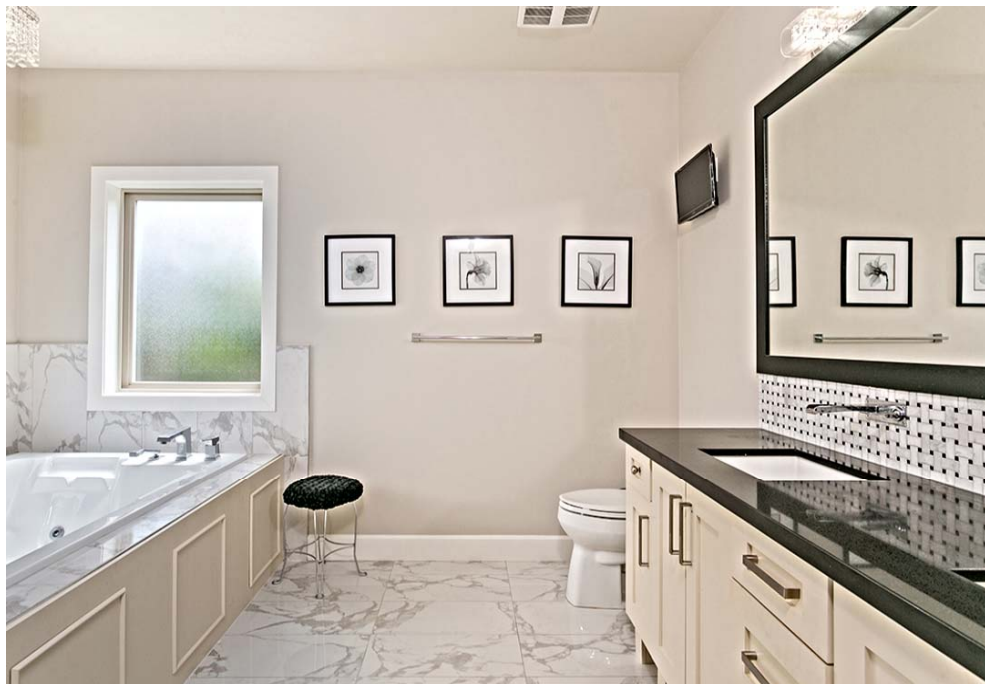
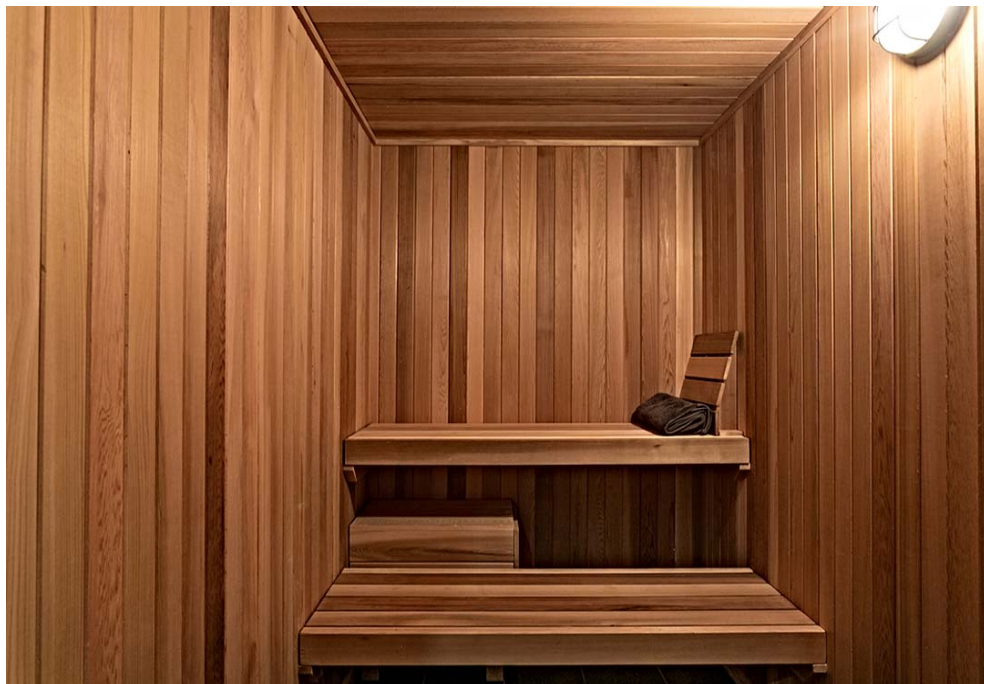
HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock









Presented by:

Beebe Cline - PREC

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



Active
R2168936

Board: F
House/Single Family

866 LEE STREET

South Surrey White Rock
White Rock
V4B 4N6

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2013**
Depth / Size: **125** Bathrooms: **5** Age: **4**
Lot Area (sq.ft.): **4,125.00** Full Baths: **5** Zoning: **RF-SS**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,746.84**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-093-891**
Tour: **Virtual Tour URL**

View: **Yes: OCEAN**
Complex / Subdiv: **EAST BEACH**
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **6 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: **LOT 17, BLOCK 6, PLAN 1334, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Oven-Built**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	10'11 x 8'11	Bsmt	Media Room	24'1 x 14'5			x
Main	Living Room	21'7 x 14'9	Bsmt	Sauna	7'10 x 4'9			x
Main	Kitchen	21'1 x 9'4	Bsmt	Bar Room	8'5 x 5'11			x
Main	Dining Room	15'7 x 10'8	Bsmt	Kitchen	12'5 x 10'9			x
Main	Office	13'1 x 12'3	Bsmt	Recreation	12'5 x 11'2			x
Below	Foyer	15'9 x 7'6	Bsmt	Bedroom	9'10 x 9'9			x
Below	Bedroom	14'1 x 12'7	Bsmt	Bedroom	11'6 x 9'10			x
Below	Bedroom	16'2 x 10'6			x			x
Below	Master Bedroom	18'9 x 13'1			x			
Below	Walk-In Closet	9'3 x 8'2			x			

Finished Floor (Main):	1,261	# of Rooms:	17	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	No			Barn:
Finished Floor (Below):	1,351	# of Levels:	3	2	Below	3	No			Workshop/Shed:
Finished Floor (Basement):	1,354	Suite:	Legal Suite	3	Below	4	Yes			Pool:
Finished Floor (Total):	3,966 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No			Garage Sz: 20'10X19'4
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5	Bsmt	3	No			Door Height:
Grand Total:	3,966 sq. ft.	Basement: Fully Finished, Separate Entry		6						
				7						
				8						

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

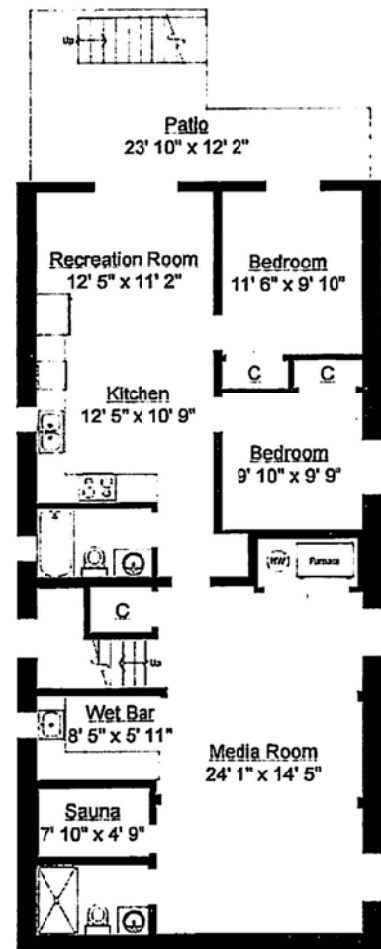
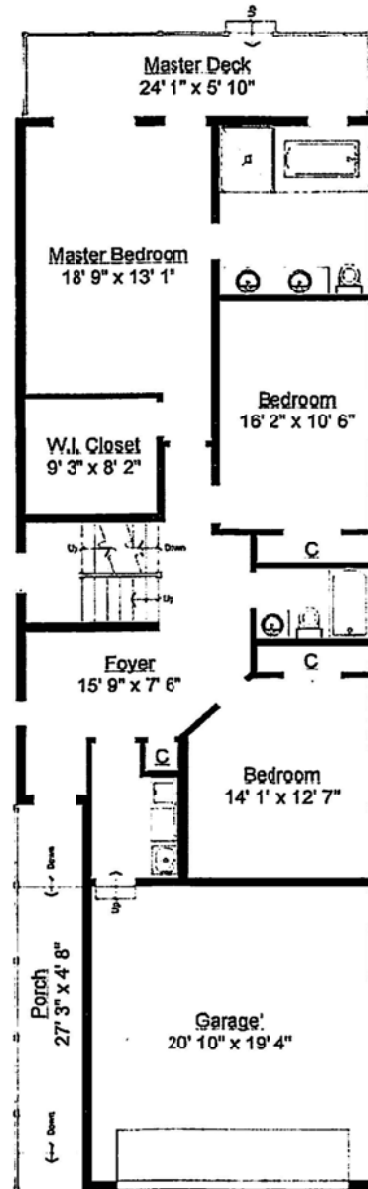
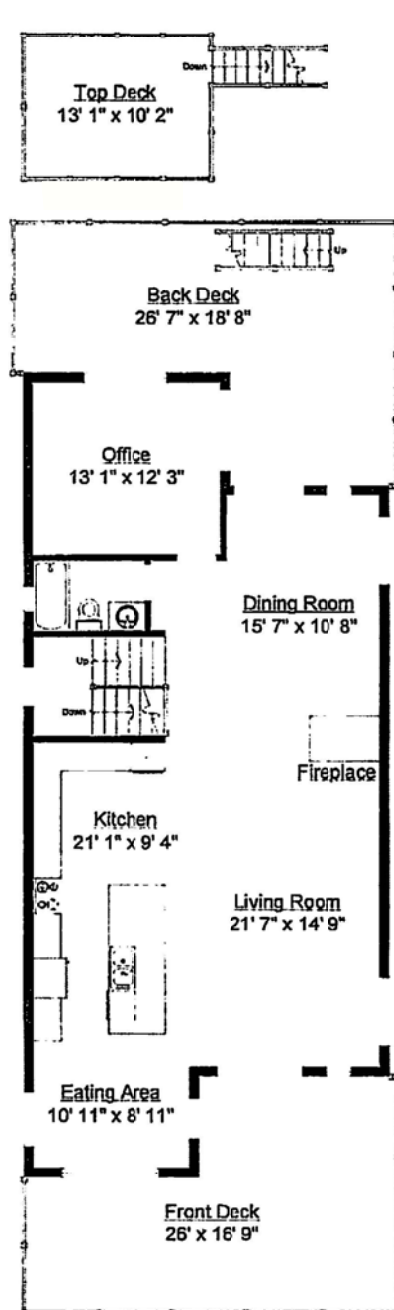
Lifestyle Home at the Beach View White Rock Custom built Central Air Conditioning features 3bedrms plus a 2 bedroom legal revenue suite & A Large office . Top level Open concept floor plan w/ chef's kitchen, vaulted ceilings ,view & see-through fireplace. Designer kitchen w s/s appliance package, quartz counter tops & large island. middle level Master suite includes Walk in closet , French doors leading to private balcony & spa en-suite. Lower level Enjoy media room, wet bar and sauna/steam room also Legal 2 bedrm suite*Outdoor living open & covered 1,400+ sqft of deck & patios space on three levels + roof top deck for entertaining. Easy walk to beach, WR promenade . School Catchments: Peace Arch Elementary & Earl Marriott Secondary.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



UPPER FLOOR	1261	SQ. FT.
MAIN FLOOR	1351	SQ. FT.
LOWER FLOOR	1354	SQ. FT.
FINISHED AREA	3966	SQ. FT.
UNFINISHED	23	SQ. FT.
TOTAL AREA	3989	SQ. FT.

GARAGE	445	SQ. FT.
DECKS	1019	SQ. FT.
PATIO	208	SQ. FT.
PORCH	128	SQ. FT.



HUGH & MCKINNON
REALTY ESTABLISHED 1909



866 LEE STREET

售價：\$1,799,000

海景、度身承建

三層，3,966 平方呎

建於 2013 年

5 睡房、5 洗手間

屋頂平台、陽台 (連蓋、露天) 1,400 平方呎

兩睡房合法出租單位

書房及媒體室附水吧、桑拿

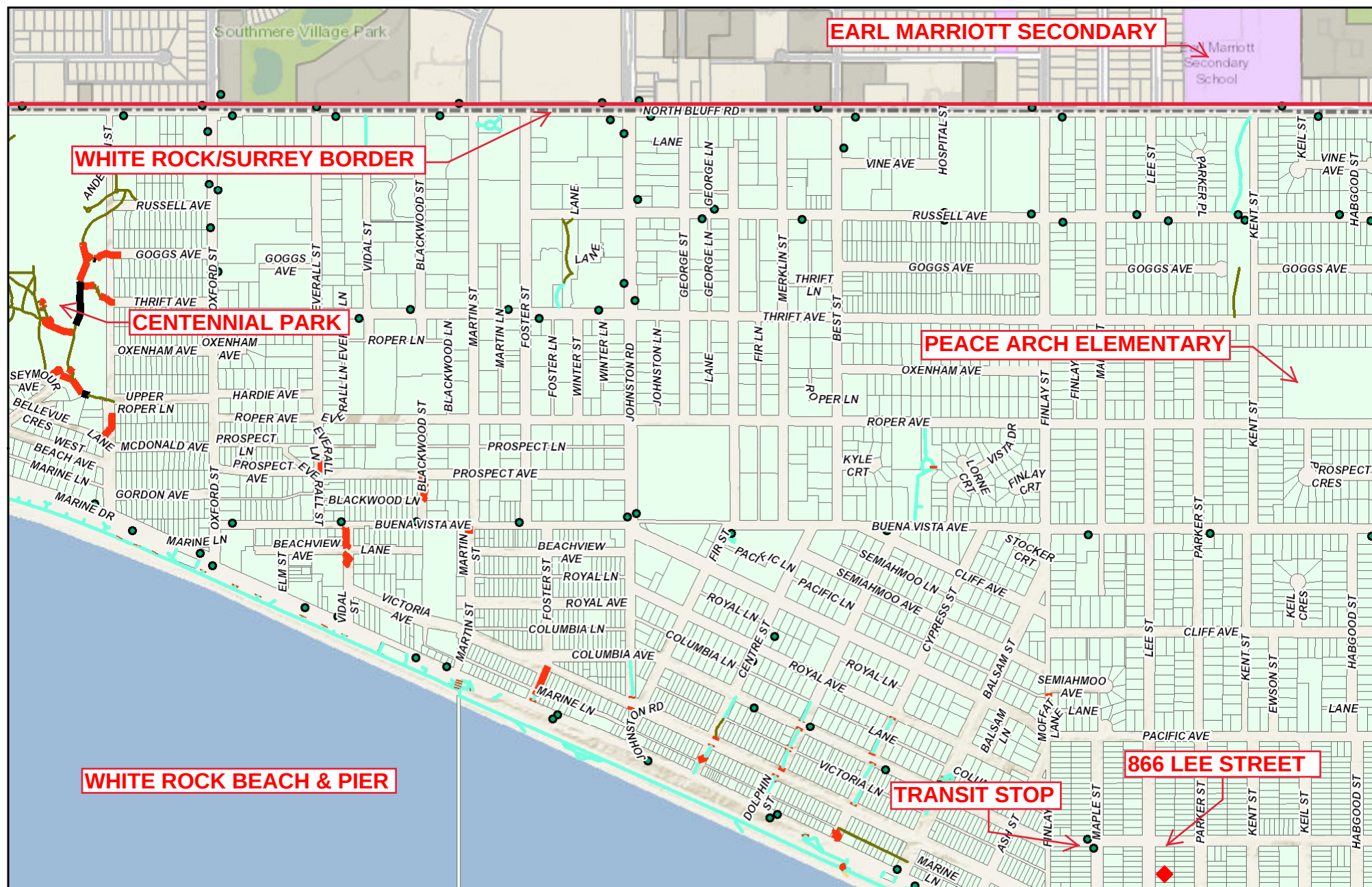
雙車房

校區：Earl Marriott 中學，Peace Arch 小學

地點適中 - 近公共交通、海灘、康樂、購物

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/659/extras>



866 Lee Street

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: 1:10,000



Map created on: 2017-04-04



W R O M S

City of White Rock Mapping Online System



866 Lee Street

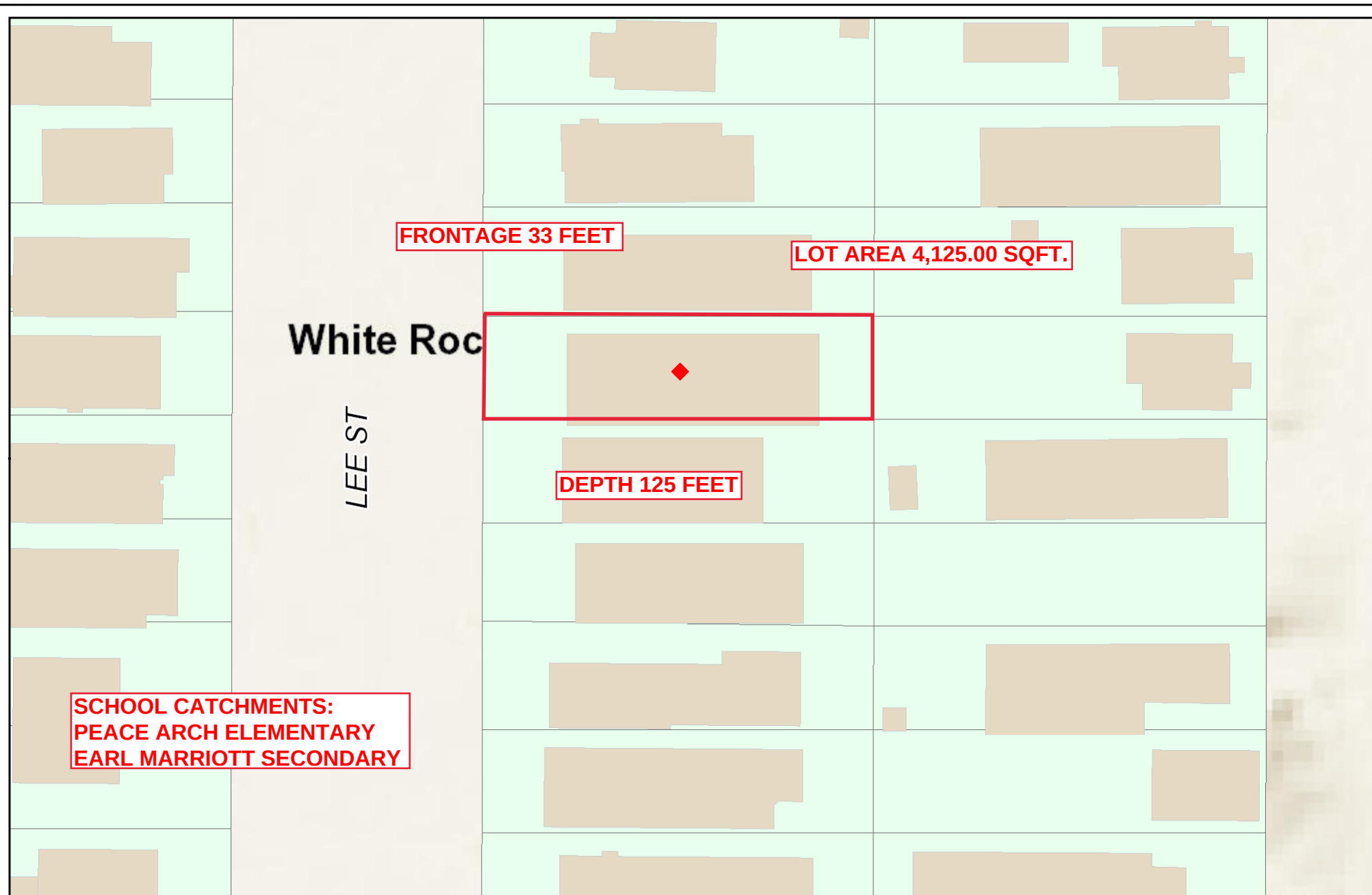
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Scale: 1:500



Map created on: 2017-04-04

WHITE ROCK
My City by the Sea!



866 Lee Street

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Scale: 1:500



Map created on: 2017-04-04



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2015/2016

	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
	Private Schools		2015/16 Ranking		
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
	Secondary Schools		2015/16 Ranking		
1	Semiahmoo Secondary	Public	36/293	39/264	7.9/10
2	Elgin Park Secondary	Public	50/293	39/264	7.5/10
3	Earl Marriott Secondary	Public	91/293	90/264	6.8/10

**© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1209-024
DWG : 1209-024 CE**



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Gill PERMIT No.: 13.009
ADDRESS: 866 Lu St. SHEET No.: _____
TYPE OF INSPECTION: Final DATE: May 7/14
AREA OF INSPECTION: _____

Building & Site Occupancy/Final
Approved.

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



Subtrades List

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

NAME OF CONTRACTOR: DESIRE HOMES INC. PHONE: 604-376-7777 / 604-764-7619
JOB ADDRESS: 866 - 1st St White Rock
PERMIT #: 13-009 DATE OF ISSUE: MAY-5-24
TYPE OF CONSTRUCTION: NEW HOUSE

TRADE (SUB)	SUB-CONTRACTOR	ADDRESS	PHONE #
EXCAVATING	TAKKHAR EXCAVATING		778-552-2653
CONCRETE FOUNDATIONS	NEW EXCAVATING LTD.		604-762-5025
DRAIN TILE/SEWER	TAKKHAR EXCAVATING		778-552-2653
FRAMING	J+J FRAMING LTD.		604-832-9308
MASONRY - GLASS BLOCK	AKAL MASONRY LTD.		604-690-3141
ROOFING	HTR Roofing LTD.		604-897-7939
ROOFING FLASHING	SOME AS ABOVE		" "
INSULATION	TYS INSULATION		604-825-8813
RE-BAR PLACEMENT	MEERA CONSTRUCTION		604-725-1403
PLUMBING	A+J PLUMBING		604-897-1658
ELECTRICAL	ANPOL ELECTRIC		778-898-8485
DAMP-PROOFING	GIC United Construction		604-379-7075
DRYWALL Installer	ARABIAN DRYWALL LTD.		778-240-8115
DRYWALL Taper	SA " "		" "
TEXTURED CEILING			
STUCCO APPLICATION	do not apply		
STUCCO WIRE			
VINYL DECKING	Wes on tarps		604-779-6257
EXTERIOR FINISH			
GAS FITTER	KAMAL FIREPLACE LTD.		604-720-7905
FENCING	Great West Landscaping		778-881-1575
ELEVATOR INTALLER			
SPRINKLER SYSTEM	PREET PLUMBING & HEATING		604-321-0655
HEATING/VENTILATION INSTALLER	PREET PLUMBING & HEATING KAMAL FIREPLACE		604-720-7905
POOL CONTRACTOR			
IRRIGATION SYSTEM			
AIR CONDITIONER INSTALLER			
VINYL SIDING/WOOD SIDING			
GUTTERS-DOWNSPIPES	SHERRILL GUTTERS		778-242-4956
SOFFITS			
SKYLIGHTS Installer			
CARPETING Installer	AMC Carpet LTD.		604-594-6141
CABINET Installer	A-1 Kitchen Cabinets		604-841-8090
COUNTERTOP Installer	SUMSTONE CORP.		778-218-3218
INTERIOR FINISH-CARPENTER	SAHIL FINISHING & wood work		778-893-4832
CLOSETS	Golden glass & shower doors		604-765-3380
SHOWER ENCLOSURE	Golden glass & shower doors		604-765-3380
CERAMIC TILE	A-1 GRANITE		604-825-4658
PAINTING	Red Rose Painting LTD.		778-552-3690
FIREPLACE	HARSI FIREPLACE LTD.		604-594-4600
VACUUM SYSTEMS			
GUARD RAILS-EXTERIOR	N-S RAILING		778-861-7011
GUARD RAILS-INTERIOR	SG SHINGLE RAILING		604-836-7217
INTERCOMS/SECURITY	PERFECT ALARM SYSTEM		778-895-0671
AUDIO VISUAL SYSTEM			
BLACKTOP/PAVING			
LANDSCAPING	Great West Landscaping & Irrigation		778-881-1575

NOTE: TO BE COMPLETED IN FULL AND RETURNED TO THE PERMITS & LICENCES DEPARTMENT BEFORE FINAL INSPECTION FOR OCCUPANCY APPROVAL.

THE ABOVE INFORMATION IS TRUE & CORRECT TO THE BEST OF MY/OUR BELIEF.

SIGNED: [Signature]
FOR: DESIRE HOMES INC.
BUILDING CONTRACTOR

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

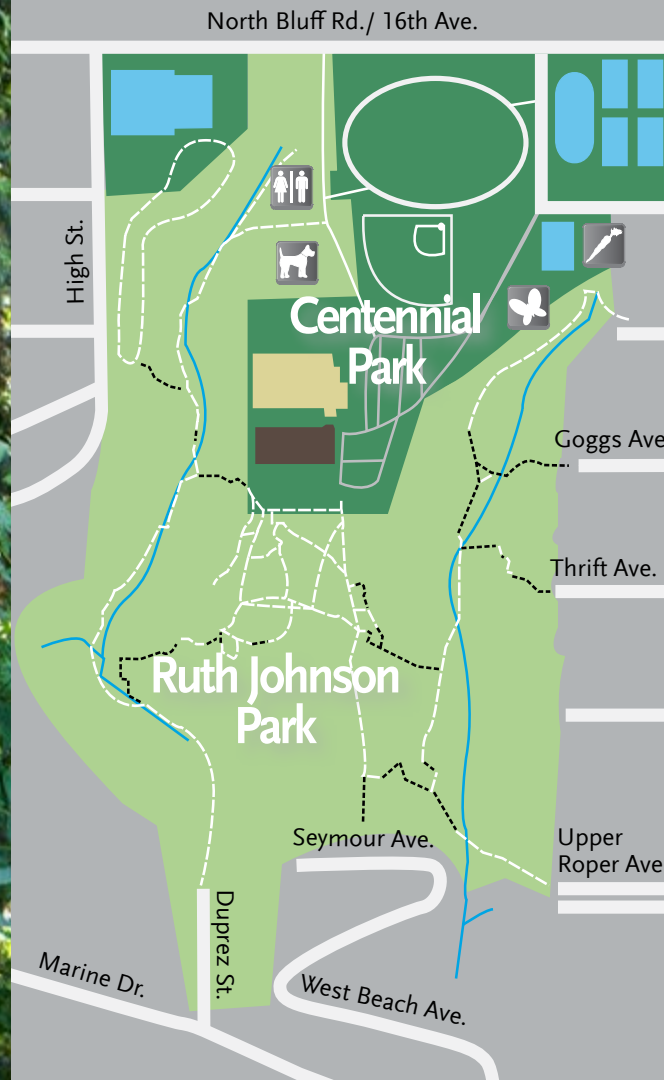


WHITE ROCK
Our City by the Sea!

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

WHITE ROCK
City by the Sea!