











Presented by:
Beebe Cline - PREC
 Hugh & McKinnon Realty Ltd.
 Phone: 604-830-7458
 www.whiterocklifestyles.com
 bcline@shaw.ca



Active R2181064 Board: F House/Single Family		15048 BUENA VISTA AVENUE South Surrey White Rock White Rock V4B 2V9		Residential Detached \$2,180,000 (LP) (SP)																																																																																																				
		Sold Date: _____ Frontage (feet): 30.00 Original Price: \$2,180,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 2016 Depth / Size: 60 Bathrooms: 3 Age: 1 Lot Area (sq.ft.): 1,754.00 Full Baths: 2 Zoning: RS3 Flood Plain: _____ Half Baths: 1 Gross Taxes: \$4,545.95 Rear Yard Exp: South For Tax Year: 2016 Approval Req?: _____ Tax Inc. Utilities?: No If new, GST/HST inc?: No P.I.D.: 007-474-172 Tour: Virtual Tour URL																																																																																																						
		View: Yes: Panoramic-Ocean view Complex / Subdiv: _____ Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water																																																																																																						
Style of Home: 3 Storey Construction: Concrete, Concrete Frame, Frame - Wood Exterior: Aluminum, Hardi Plank, Stucco Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ # of Fireplaces: 1 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Natural Gas, Radiant Outdoor Area: Sundeck(s) Type of Roof: Torch-On		Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage; Single 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: Hardwood, Tile, Wall/Wall/Mixed		Reno. Year: _____ R.I. Plumbing: _____ R.I. Fireplaces: _____																																																																																																				
Legal: LOT 13, BLOCK 6, PLAN 3672, PART N1/2, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT.																																																																																																								
Amenities: In Suite Laundry																																																																																																								
Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Fireplace Insert, Heat Recov. Vent., Microwave, Range Top, Refrigerator, Wet Bar																																																																																																								
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Finished Floor (Main): 775 Finished Floor (Above): 0 Finished Floor (Below): 616 Finished Floor (Basement): 891 Finished Floor (Total): 2,282 sq. ft. Unfinished Floor: 0 Grand Total: 2,282 sq. ft.		# of Rooms: 10 # of Kitchens: 1 # of Levels: 3 Suite: None Crawl/Bsmt. Height: _____ Beds in Basement: 2 Beds not in Basement: 1 Basement: None		<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>2</td><td>No</td></tr> <tr><td>2</td><td>Below</td><td>3</td><td>Yes</td></tr> <tr><td>3</td><td>Below</td><td>3</td><td>No</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>		Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Below	3	Yes	3	Below	3	No	4				5				6				7				8																																																																		
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Listing Broker(s): Hugh & McKinnon Realty Ltd.		Exceptional Executive Contemporary home built 2016. White Rock at its finest Dramatic Panoramic Ocean views upon entry and in living spaces. Features Custom Cabinetry comparable to the cover of Dwell magazine rich walnut and euro hardware. Detailed finishing ,granite surfaces w/ reveals,appliances including a deluxe Liebherr refrigerator w/glass front displaying wine storage. Nano Wall glazing panel opens to deck for BBQ. Basalt stone surround fireplace.Gorgeous White Oak floors. Luxurious Master Bedroom on its own floor w/ Walnut paneled Walk in closet En-suite w/Heated Italian porcelain tile flooring. 2nd and 3rd bedroom with patio access and media Room W/ wet bar below .Fully landscaped hardscape Garage and open parking for 3 cars *2-5-10 home warranty *yes GST																																																																																																						



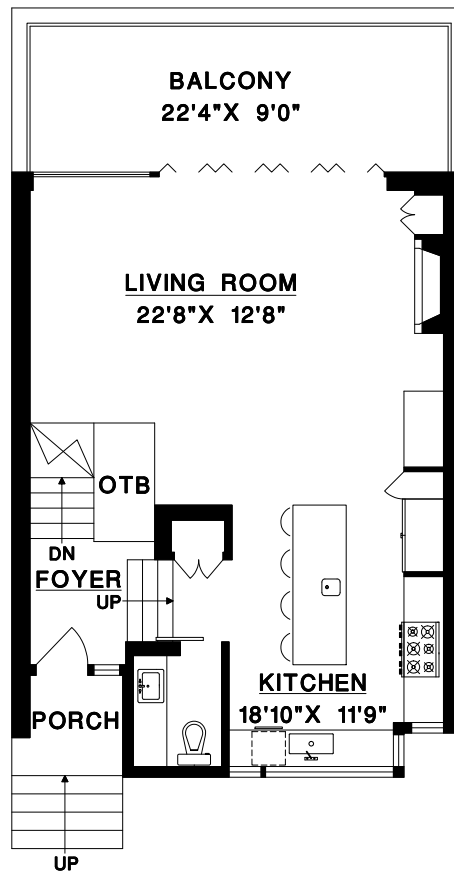
BEEBE CLINE

BUS: 604-531-1909

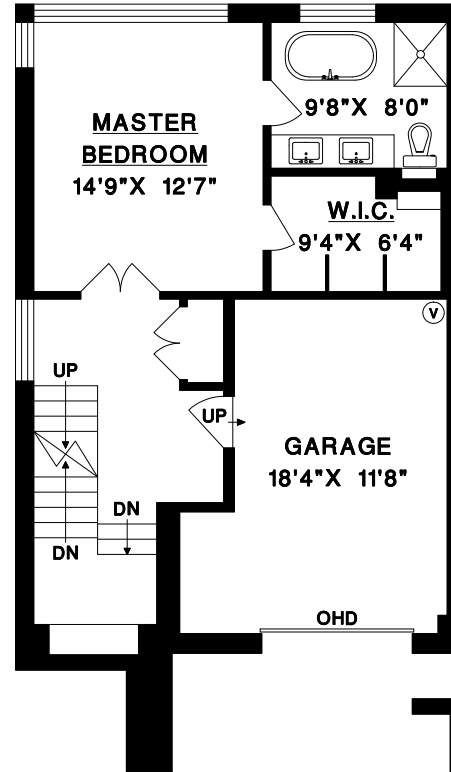
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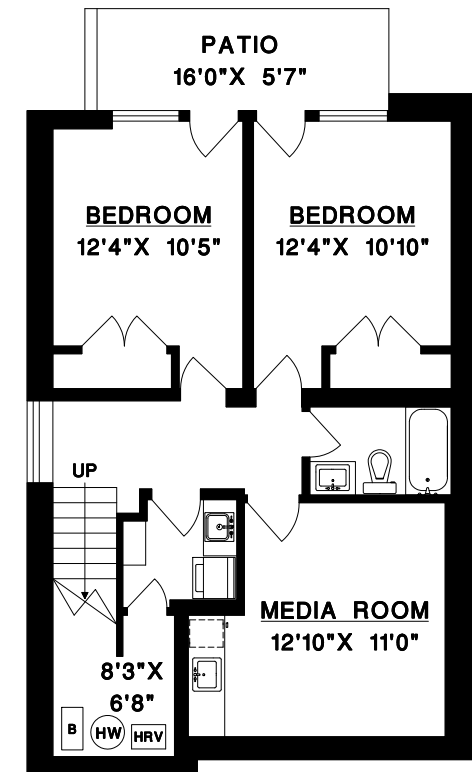
**15048 BUENA VISTA AVENUE,
WHITE ROCK, B.C.**



MAIN FLOOR



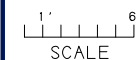
LOWER FLOOR



BASEMENT

MAIN FLOOR	775	SQ. FT.
LOWER FLOOR	616	SQ. FT.
BASEMENT	891	SQ. FT.
FINISHED AREA	2282	SQ. FT.

GARAGE	269	SQ. FT.
BALCONY	183	SQ. FT.
PATIO	89	SQ. FT.
PORCH	30	SQ. FT.



DRAWN BY: CN
DATE: JUNE 2017
REVISED:



THE CORPORATION OF THE CITY OF WHITE ROCK

BUILDING PERMIT

DATE OF ISSUANCE:

BUILDING PERMIT No: **10-057**

ROLL No: **2453.000**

PROJECT ADDRESS:

15048 Buena Vista Avenue

LEGAL DESCRIPTION:

Lot 13 & 14, Blk 6, Sec 10, TP1, NWD, Plan 3672

ZONE:

RS-3

OCCUPANCY:

Residential

REGISTERED SUITE:

NO

DESCRIPTION OF PROJECT:

Structural repairs due to vehicle impact

OWNER:

Jesse Trayler (604) 536-4710

OWNER'S ADDRESS:

14553 Sunset Drive, White Rock, B.C.

AUTHORIZED AGENT:

Paul Kaczmarek – Canstar Restoration

BUILDER:

Canstar Restorations (Pete Hoefsloot – 604.690.1562)

ARCHITECT ON RECORD:

ENGINEER ON RECORD:

J. Siefken (Structural)

Owner or Authorized Agent

Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

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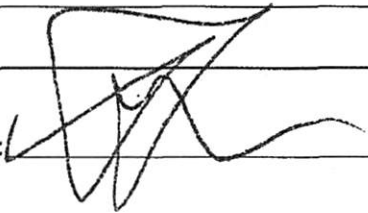


THE CORPORATION OF THE CITY OF WHITE ROCK
DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6
Phone: (604) 541-2136 • Fax: (604) 541-2153

Inspection Report

NAME: Traylor PERMIT No.: 10.057
ADDRESS: 15043 B. Vista SHEET No.: _____
TYPE OF INSPECTION: Final DATE: July 13/10
AREA OF INSPECTION: _____

Final Approved

SIGNATURE: _____ INSPECTOR: 
DATE: _____

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

(<http://www.bchousing.org/licensing-consumer-services>)



BC Housing - New Homes Registry

Search Again

1 new home found where Street contains "15048 buena vista" AND City contains "White Rock" AND Unit type is "Single unit"

White Rock, 15048 Buena Vista Avenue

Click on the address for more details

Registered with home warranty insurance.

Builder: Village Bay Homes Incorporated

Visit the Builder Registry (../Licence) for more builder information.

Builder's Warranty Number: 140037

Warranty Commencement Date: not yet available

Warranty Provider: Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

Address: 15048 Buena Vista Avenue, White Rock BC V4B 1X9

Legal Description: Lot 14; Block 6; Section 10, Plan Number 3672; Land District 36;

Township 1; Manual Class Code: 0050; Percentage Deviation: 00; Neighborhood Code: 007;
Actual Use: 001; Regional District: 15.

PID: 010-918-108

Understanding your Search Results

Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when buying or selling an owner-built home (http://www.bchousing.org/publications/RegBulletin_5_BuyingSellingOwner-Built.pdf). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

Can't find the address you are looking for?

Check the 'Search hints' in the registry search box above for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the Licensing & Consumer Services Branch toll-free at 1-800-407-7757 for assistance.

IMPORTANT: New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.



W R O M S

City of White Rock Mapping Online System

BUENA VISTA AVE

MARTIN ST



15048 Buena Vista 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: 1:250



Map created on: 2017-06-05

WHITE ROCK
My City by the Sea!



BUENA VISTA AVE

SCHOOL CATCHMENTS:
WHITE ROCK ELEMENTARY
SEMAIHMUO SECONDARY

FRONTAGE : 30 FEET

DEPTH : 60 FEET

LOT AREA : 1,754 SQFT.

MARTIN ST

15048 Buena Vista Avenue

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WHITE ROCK
My City by the Sea!



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

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

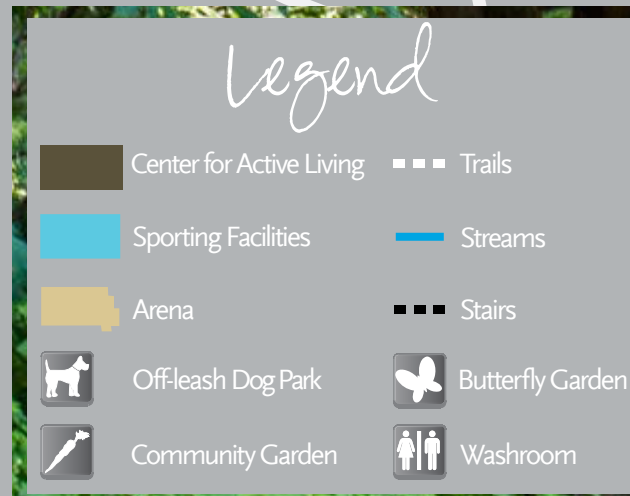
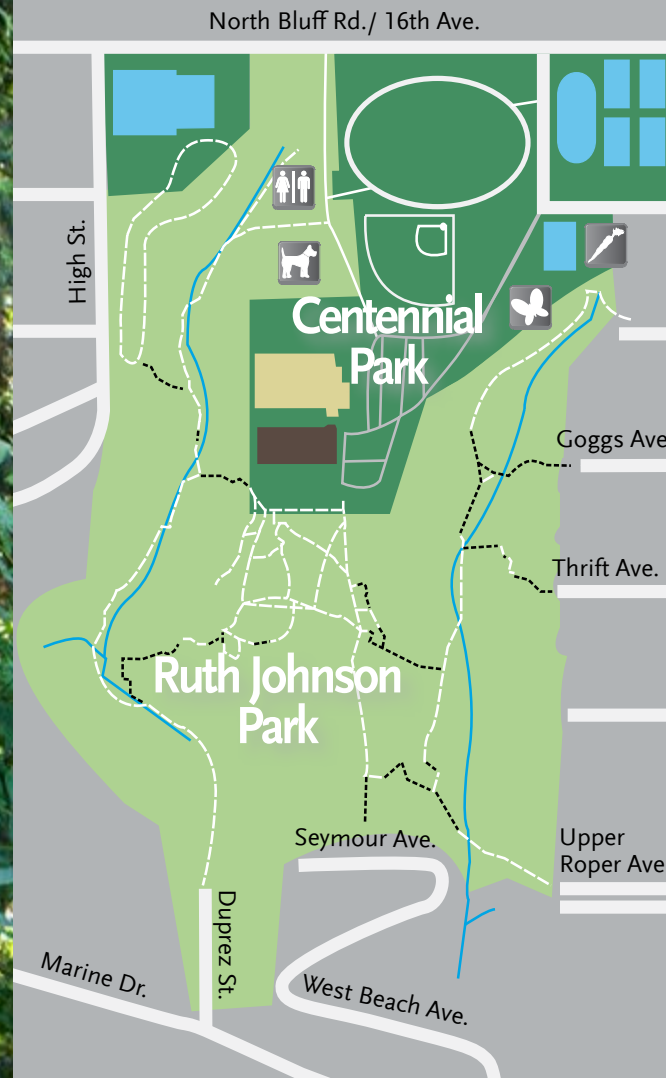


WHITE ROCK
Our City by the Sea!

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!