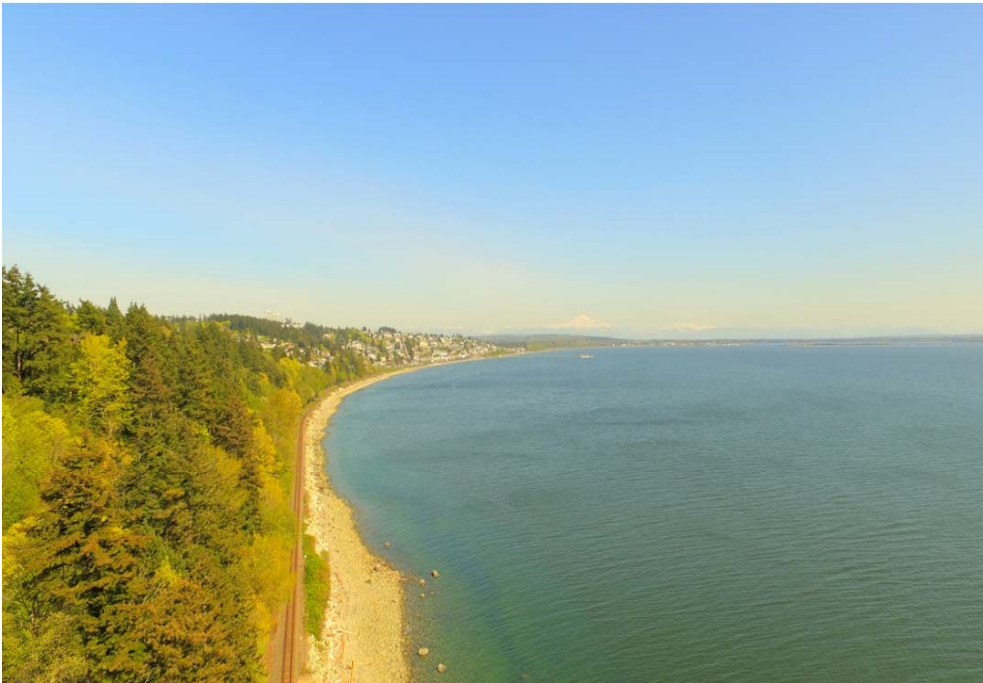












Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.

Phone: 604-830-7458

www.whiterocklifestyles.com

bcline@shaw.ca

**Active**
R2230121Board: F
House with Acreage**13836 MARINE DRIVE**

South Surrey White Rock

White Rock

V4B 1A4

Residential Detached

\$11,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	109.64	Original Price: \$12,888,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1984
Depth / Size: 648(1.62AC)	Bathrooms:	6	Age: 34
Lot Area (sq.ft.): 0.00	Full Baths:	4	Zoning: RE-1
Flood Plain: No	Half Baths:	2	Gross Taxes: \$24,285.65
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-346-932
			Tour: Virtual Tour URL

View: **Yes: Pacific Ocean & Mount Baker**
 Complex / Subdiv: **Marine Drive West**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 1/2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **5**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
 Type of Roof: **Wood**

Reno. Year: **2006**
 R.I. Plumbing: **Yes**
 R.I. Fireplaces:

Total Parking: **20** Covered Parking: **8** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Triple**

Dist. to Public Transit: **1** Dist. to School Bus: **2**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **Yes: Full Security System**
 Fixtures Rmvd: **Yes: Dining Room Chandelier**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL 7601 LT 9 LD 36 SEC 9 TWP 1.**Amenities: **Garden, Guest Suite, In Suite Laundry, Independent living, Sauna/Steam Room, Storage**Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Marina Nearby, Private Yard, Waterfront Property**Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Refrigerator, Sprinkler - Inground, Stove, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'1 x 7'11	Above	Living Room	23'11 x 16'3			x
Main	Family Room	13'7 x 11'0	Above	Kitchen	10'6 x 10'4			x
Main	Bedroom	17'2 x 11'9	Above	Bedroom	14'1 x 13'9			x
Main	Walk-In Closet	6'11 x 5'7	Above	Master Bedroom	24'3 x 21'			x
Main	Bedroom	13'4 x 13'0	Above	Walk-In Closet	10'2 x 8'3			x
Main	Living Room	20'9 x 15'4	Above	Recreation	32'4 x 14'6			x
Main	Dining Room	14'7 x 13'10	Above	Games Room	25'5 x 19'2			x
Main	Family Room	23'1 x 15'2						x
Main	Kitchen	17' x 13'3						
Main	Laundry	8'5 x 5'11						

Finished Floor (Main): **3,566**
 Finished Floor (Above): **1,645**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **5,211 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **5,211 sq. ft.**

of Rooms: **17**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3	Main	2	No
4	Above	3	No
5	Above	5	Yes
6	Above	2	No
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz: **26'x120'6**
 Door Height:

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

Ultimate White Rock Waterfront 1.62 ACRES Gated Estate Property for the Absolute Elite Long gated driveway takes you past a pink cherry blossom boulevard you arrive at 6 bay garages set in a courtyard parking concourse, Brick sprawling Rancher 3566 sqft on Main w/ lge loft above w/ 2 master-bedrooms both w/ sublime views & balcony access. A Private property sitting on the Pacific Ocean South, towards the San Juan's. Sublime sunsets South West. Generous terraced patios for entertaining, fireplaces & heaters, water feature, outdoor dining, open & covered. Gracious lawn in front for your pool or tennis court. Rectangular shaped property, Frontage 109.64'/Depth 648'. original owners. Floor plan, brochure & Virtual tour available. School Catchments: Ray Shepherd/Elgin Shopping@Ocean Park Village



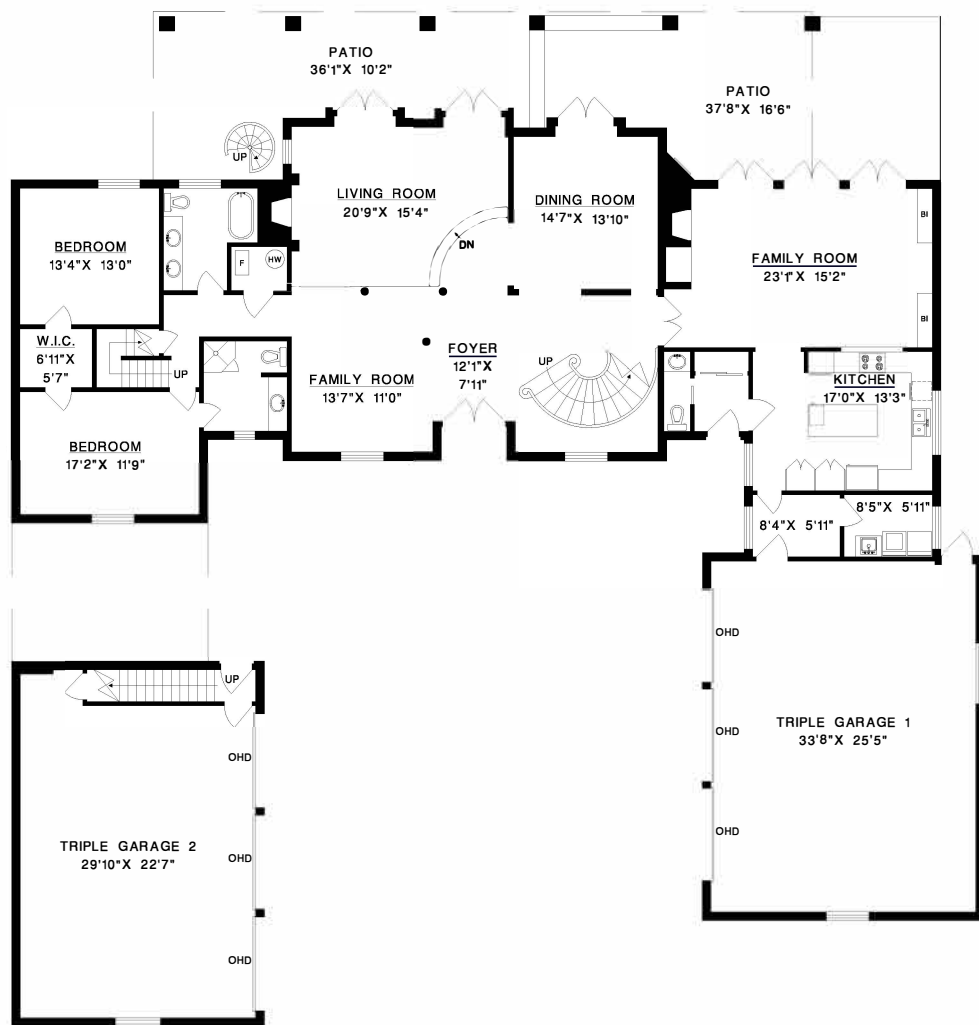
BEEBE CLINE

BUS: 604-531-1909

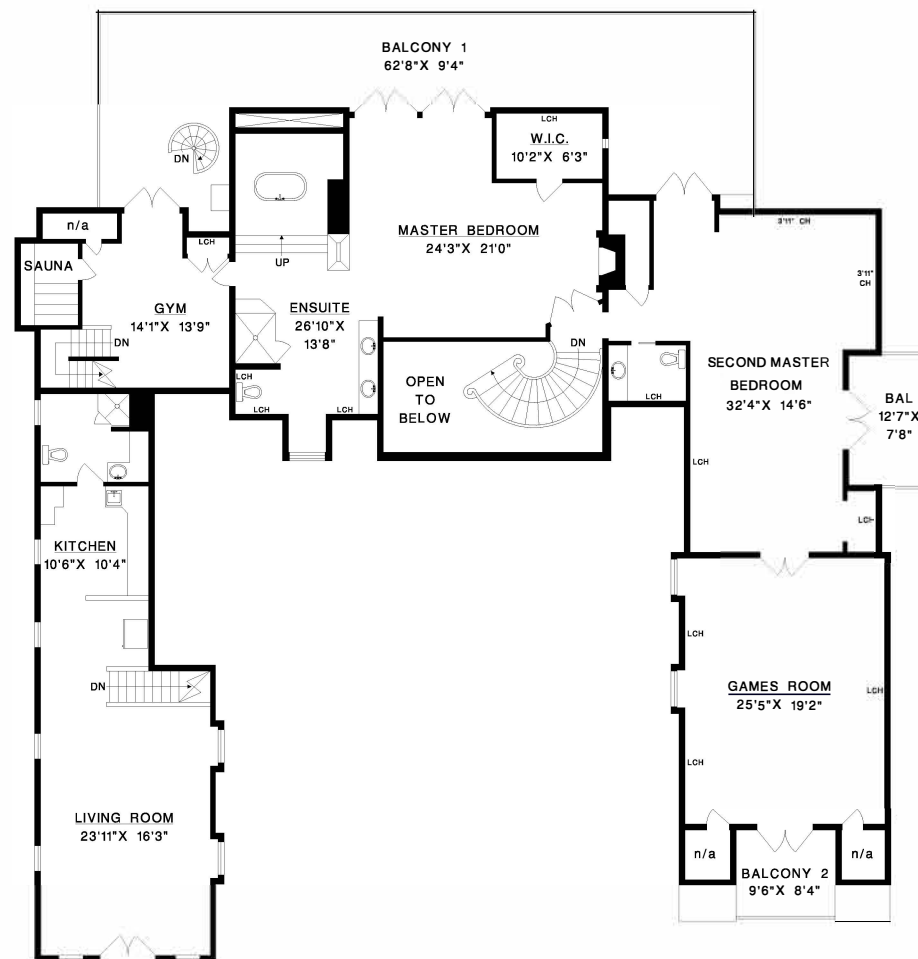
CEL: 604-830-7458

www.whiterocklifestyles.com

13836 MARINE DRIVE,
WHITE ROCK, B.C.



MAIN FLOOR



UPPER FLOOR

*UPPER FLOOR	2614 SQ. FT.
SUITE	800 SQ. FT.
MAIN FLOOR	2867 SQ. FT.
FINISHED AREA	6281 SQ. FT.

GARAGE 1	942 SQ. FT.
GARAGE 2	849 SQ. FT.
BALCONY 1	835 SQ. FT.
BALCONY 2	79 SQ. FT.
PATIO	958 SQ. FT.

* Includes areas of limited ceiling height.



DRAWN BY: CN
DATE: JULY 2017
REVISED:





HUGH & MCKINNON
REALTY ESTABLISHED 1909



13836 MARINE DRIVE

售價：\$11,200,000

海旁道西（Marine Drive West）優質、圍欄物業

太平洋海景及山景

地長：109.64 呎，地濶：648 呎

佔地面積共：1.62 畝

5211 平方呎居所

6 車房

原業主度身建造

磚石、鄉村式風格平層屋

高雅向南陽台

長方形地

校區：Ray Shepherd 小學 & Elgin Park 中學

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/686/extras>

13836 Marine Dr

PLAN OF
LOT 9 OF THE NW 1/4 OF SEC. 9, T.1, PLAN
7601

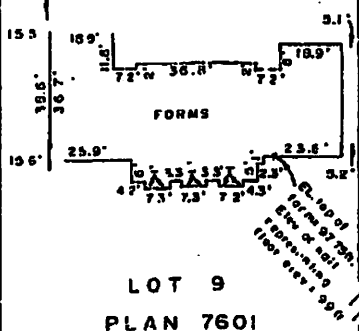
NEW WESTMINSTER DISTRICT

MARINE DRIVE

109.64'

Total 648.0 (according to Plan 7601)

224.3'



Elevations are to an assumed datum
not in pavement 100.00 FEET

SCALE - 1" = 40 FEET

May 13, 1983

R. J. Repole.

W. J. REPOLLE, JR.
R. J. REPOLLE, JR.
W. J. REPOLLE, JR.
W. J. REPOLLE, JR.

6.5 RE-1 Estate Residential 1 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 0.5 hectares (1.235 acres) or larger.

6.5.1 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 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.

6.5.2 Lot Size:

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

Lot width	30.0m (98.4ft)
Lot depth	100.0m (328.08ft)
Lot area	0.5ha (1.235ac)

6.5.3 Lot Coverage:

- 1) maximum *lot coverage* is 20%.

6.5.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.3 times the *lot area*.

6.5.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

6.5.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-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)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting 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)

6.5.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.5.5 and 6.5.6 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.

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



W R O M S

City of White Rock Mapping Online System



13836 Marine Drive

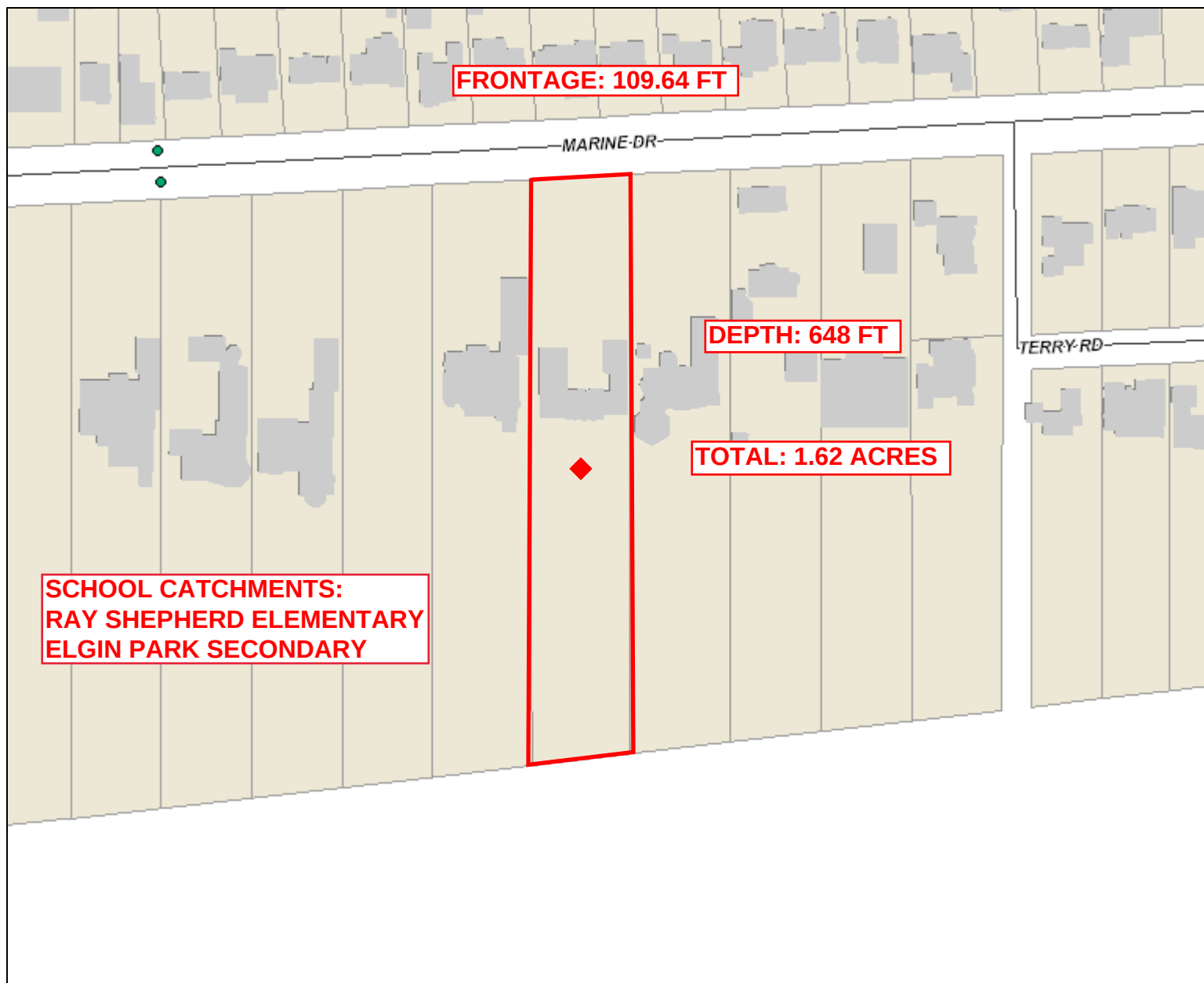
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Scale: 1:2,000



Map created on: 2017-04-10

WHITE ROCK
My City by the Sea!



Legend

- Address Points
- Bus Stops
- Road Centerlines
- Building
- Building Shadow
- Creek
- Lots (outlines)
- Residential
- Multi-Family
- Commercial/Residential
- Comprehensive Development
- Institutional
- Park/Open Space

13836 Marine Drive

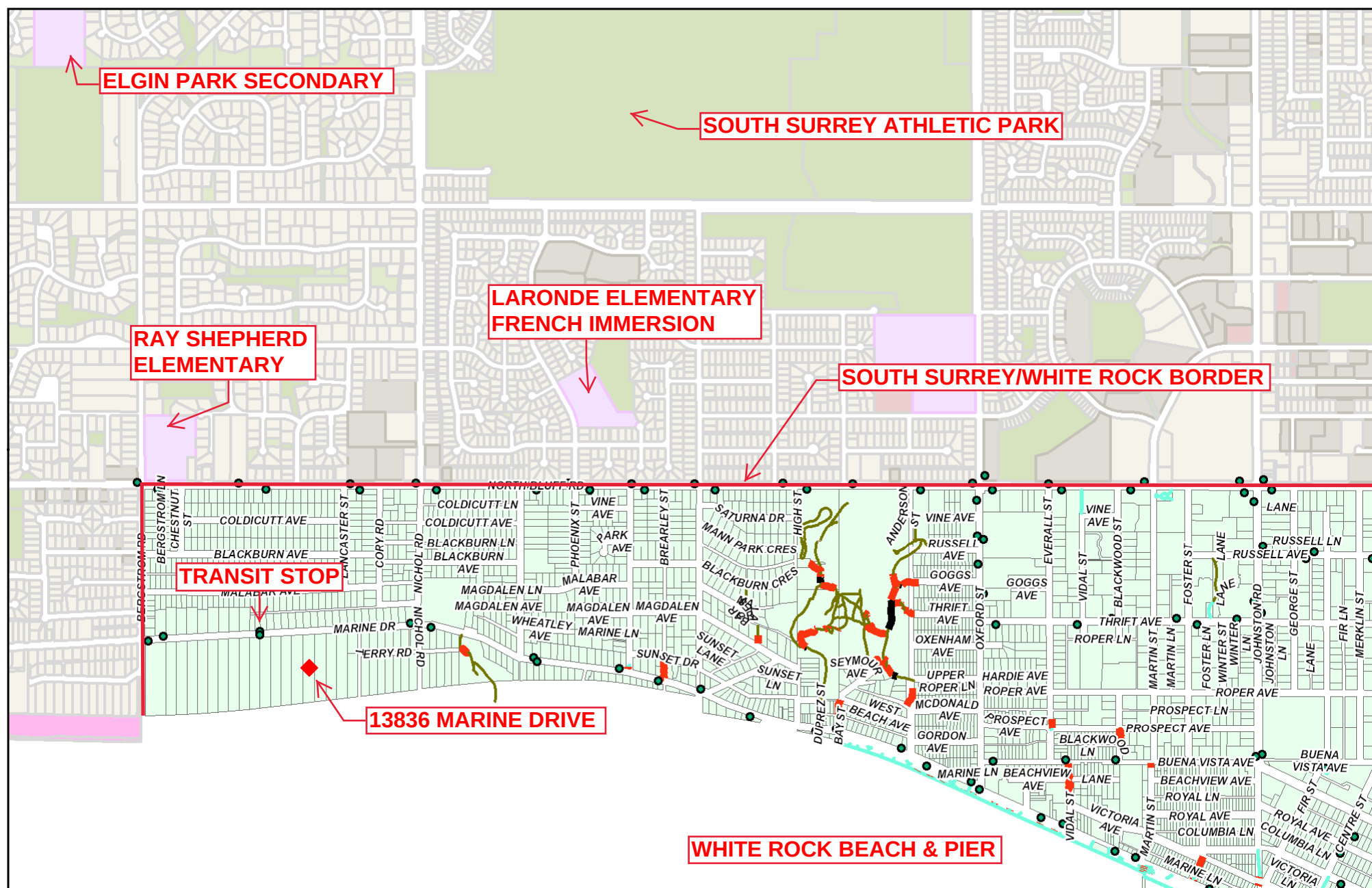
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Scale: 1:2,000



Map created on:
02/02/2016





13836 Marine Drive

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Scale: 1:15,000



Map created on: 2017-04-10

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
	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		2014/15 Ranking		
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

North Bluff Rd./ 16th Ave.



Legend

- Legend:

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

★ map is not to scale

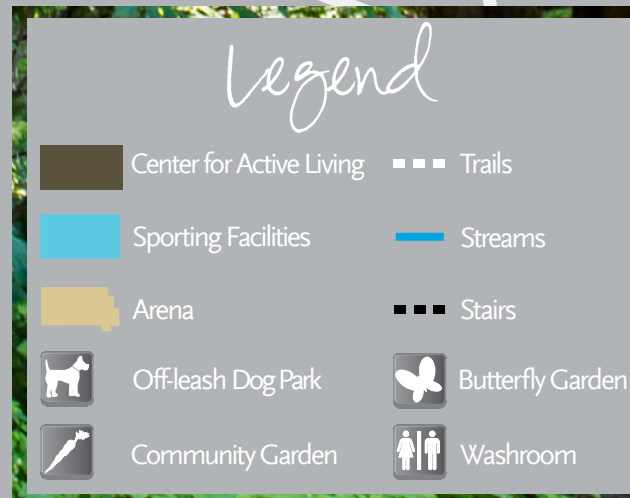
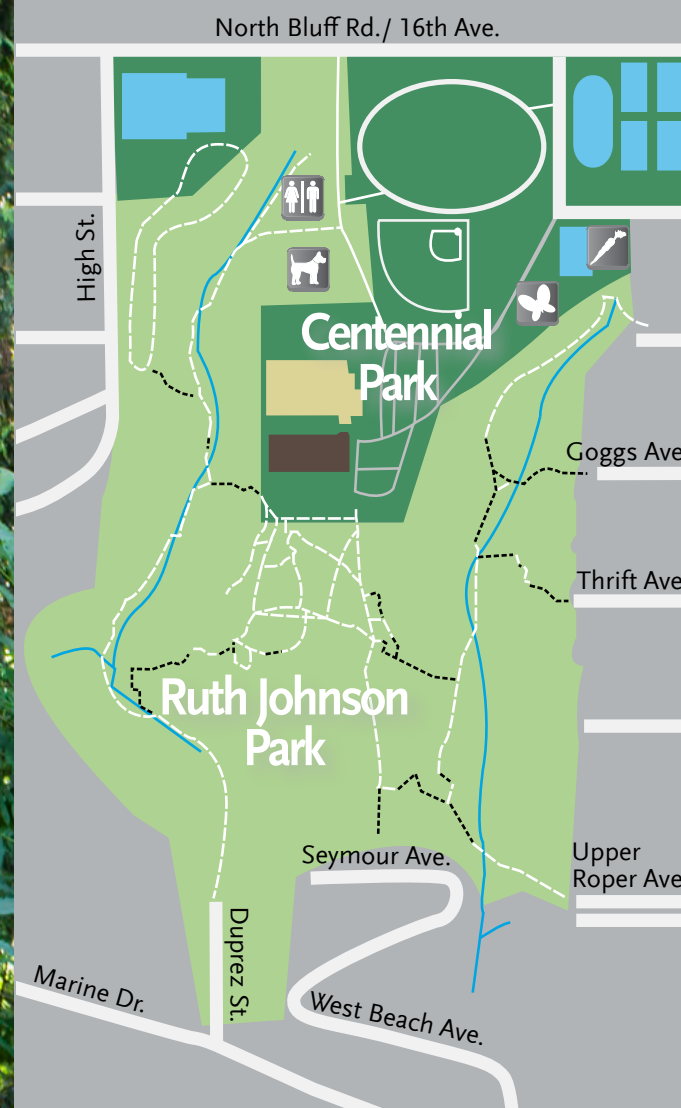


WHITE ROCK
Our City by the Sea!

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!