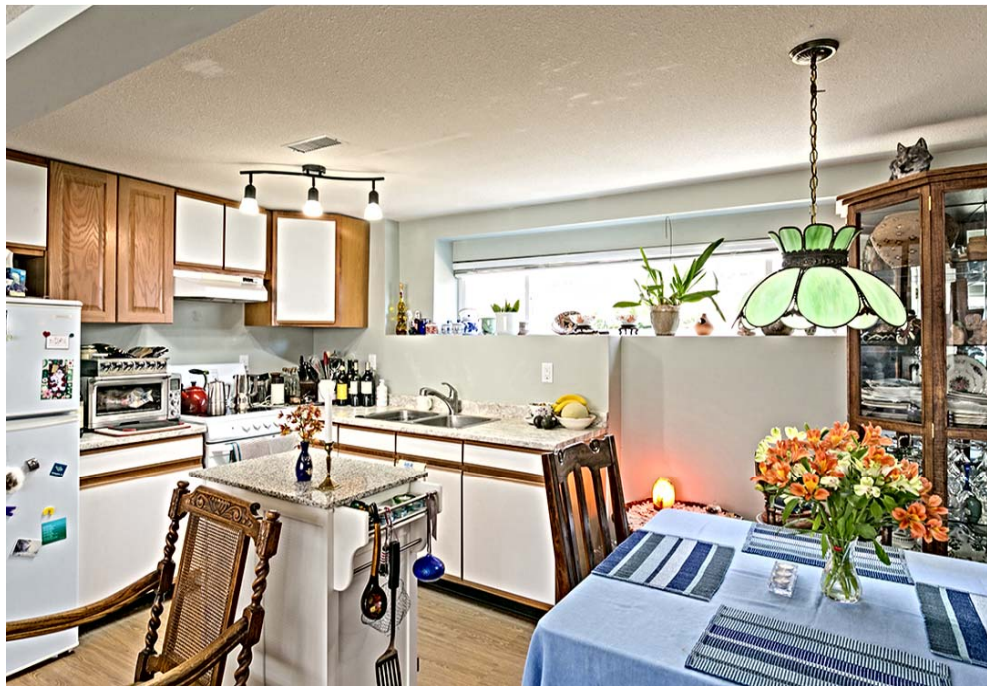










Presented by:
Beebe Cline - PREC

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



Active R2198759		15062 BEACHVIEW AVENUE		Residential Detached	
Board: F		South Surrey White Rock		\$1,738,000 (LP)	
House/Single Family		White Rock		(SP) 	
		V4B 1P4			
		Sold Date: Frontage (feet): 30.00 Original Price: \$1,920,000 Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 1977 Depth / Size: 117.00 Bathrooms: 3 Age: 40 Lot Area (sq.ft.): 3,510.00 Full Baths: 2 Zoning: RS-3 Flood Plain: No Half Baths: 1 Gross Taxes: \$7,132.09 Rear Yard Exp: South For Tax Year: 2017 Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 011-635-134 Tour: View: Yes: Pacific Ocean Complex / Subdiv: White Rock Hillside West Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stucco, Wood Foundation: Concrete Perimeter Rain Screen: Renovations: Partly # of Fireplaces: 1 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Electric, Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s) Type of Roof: Asphalt		Total Parking: 5 Covered Parking: 2 Parking Access: Front, Lane Parking: Garage; Double, Visitor Parking Dist. to Public Transit: 1 Blk Dist. to School Bus: 3 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 525 LT 9 BLK 7 LD 36 SEC 10 TWP 1 Amenities: Garden, In Suite Laundry, Storage Site Influences: Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby Features: Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener, Refrigerator, Security					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	13'0 x 10'3	Below	Dining Room	14'0 x 6'4
Main	Bedroom	10'4 x 9'11	Below	Eating Area	9'0 x 6'0
Main	Kitchen	17'3 x 9'10			x
Main	Dining Room	17'3 x 9'2			x
Main	Living Room	19'1 x 14'5			x
Below	Storage	12'4 x 9'3			x
Below	Master Bedroom	13'10 x 8'7			x
Below	Mud Room	6'10 x 6'6			x
Below	Laundry	9'0 x 3'3			x
Below	Kitchen	9'0 x 8'0			x
Finished Floor (Main): 1,139		# of Rooms: 12		Bath	Floor
Finished Floor (Above): 0		# of Kitchens: 2		1	Main
Finished Floor (Below): 864		# of Levels: 2		2	Main
Finished Floor (Basement): 0		Suite: Unauthorized Suite		3	Below
Finished Floor (Total): 2,003 sq. ft.		Crawl/Bsmt. Height:		4	
Unfinished Floor: 0		Beds in Basement: 0 Beds not in Basement: 3		5	
Grand Total: 2,003 sq. ft.		Basement: Fully Finished, Separate Entry		6	
				7	
				8	
Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 21'10 X Door Height:					
Listing Broker(s): Hugh & McKinnon Realty Ltd.					
Location Location amazing view, ocean views, unobstructed perched right over the White Rock Pier. Kitchen with granite surfaces big Island, wide open floor plan leading to your outdoor balcony. Couple home 2 bedrooms up and separated 2 bedroom unauthorized unit down. Lane access off Royal Lane, park in your dbl garage and large parking for 2 more cars, also above parking space off Beachview. Ocean view basement suite is a 2 bedroom has a long patio and separate entry, viewing of suite on second showings only. Please preview the Video tour and Floor Plan. Walk up town shopping or to the beach, down Martin in 5 minutes and your at the White Rock Promenade.					

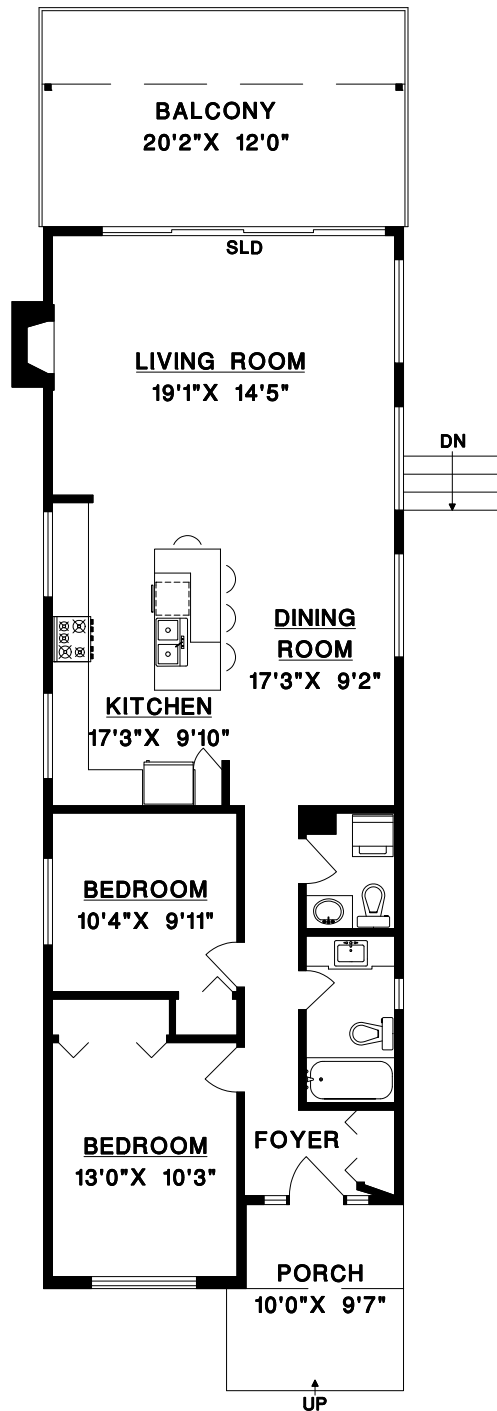
BEEBE CLINE

BUS: 604-531-1909

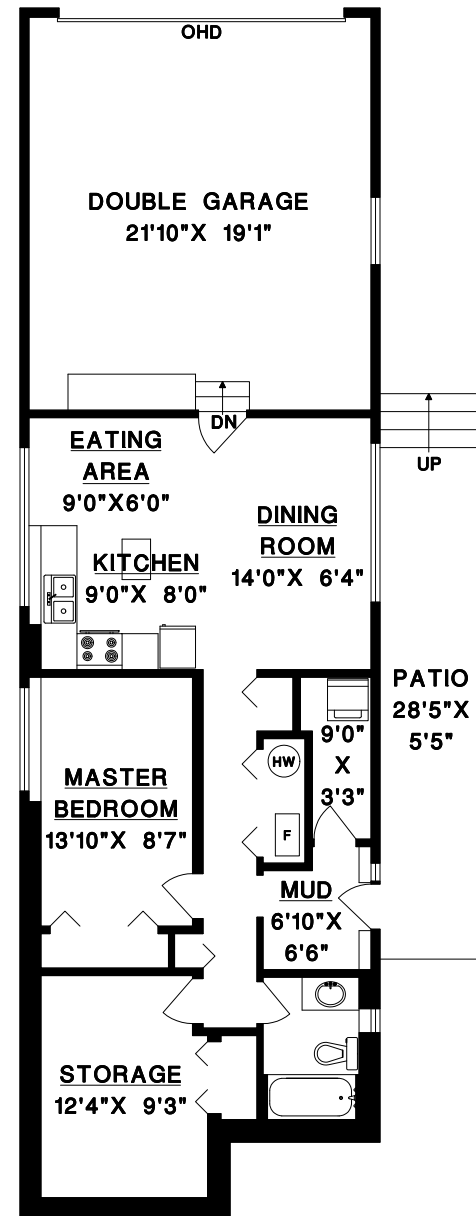
CEL: 604-830-7458

www.whiterocklifestyles.com

15062 BEACHVIEW AVENUE,
WHITE ROCK, B.C.



MAIN FLOOR



LOWER FLOOR

MAIN FLOOR	1139	SQ. FT.
LOWER FLOOR	864	SQ. FT.
FINISHED AREA	2003	SQ. FT.

GARAGE	447	SQ. FT.
BALCONY	242	SQ. FT.
PATIO	154	SQ. FT.
PORCH	97	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: AUGUST 2017
REVISED:



HUGH & McKINNON
REALTY
ESTABLISHED 1909



15062 BEACHVIEW AVENUE

售價: \$1,738,000.00

白石 Hillside West

無阻擋海景及碼頭景觀

地濶: 30 呎, 地長: 117 呎

長方形地 3,510 平方呎

後園向正南

3 睡房, 2 ½ 洗手間

2003 平方呎居所

Royal Lane 小巷出入

雙車房 + 額外泊車空間

包括雙人房未申請單位

校區: White Rock 小學, Semiahmoo 中學

文件備索:

<http://www.whiterocklifestyles.com/Properties.php/Details/689/extras>

15062 Beachview

15062 Beachview

CERTIFICATE OF NON ENCROACHMENT

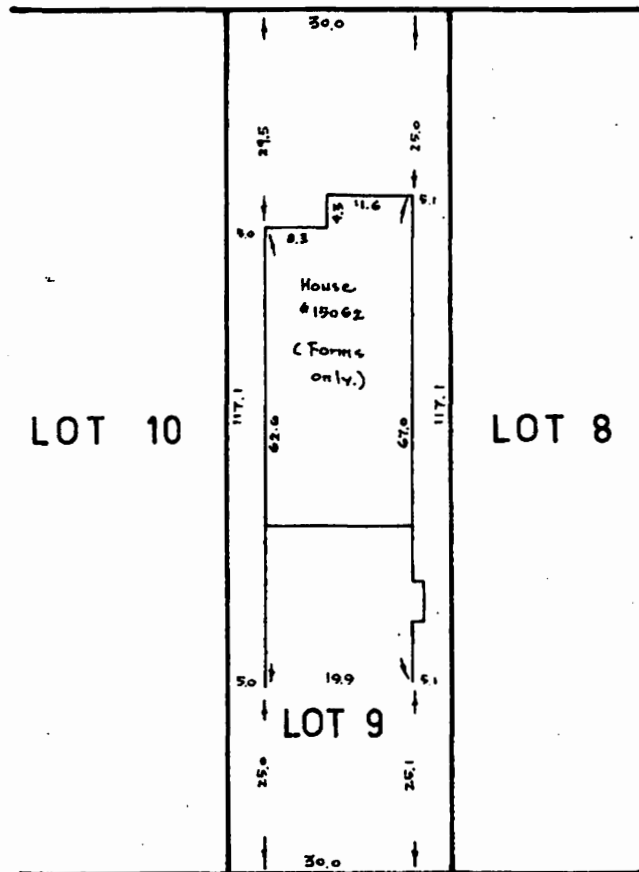
PLAN SHOWING BUILDINGS CONSTRUCTED ON
LOT 9 BLOCK 7 SE $\frac{1}{4}$ SEC 10 TOWNSHIP 1

PLAN 525 N.W.D.

SCALE 1 INCH = 20 FEET

BEACH VIEW

Civic Address
#15062, Beach View,
White Rock, B.C.



NOTES:

Property boundary dimensions shown hereon, are according to the registered plan and documents.

Distances are in feet and decimals thereof.

This plan is insufficient for the re-establishing of property boundaries and cannot be used as such.

Certified correct this 21st day

of May, 1974.

HENRY A. R. P. ALDRIDGE
B.C. LAND SURVEYOR
Cloverdale, B.C.
Phone 574-7311

Henry A. R. P. Aldridge

B.C.L.S.

Client's File: T. & L. Homes Ltd.

Our File: W2.7440-02

15062 BEACHVIEW AVENUE				
PROPERTY COST		Amount		
List Price		\$ 1,738,000.00		
REVENUE		Monthly Rent	Monthly	Yearly
Monthly - Upstairs		\$ 2,000.00		\$24,000.00
Monthly - Lower Suite		\$ 1,250.00		\$15,000.00
		\$ 3,250.00		
Total Revenue			\$3,250.00	\$39,000.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$7,132.09	\$594.34	\$7,132.09
Insurance	Y	\$576.00	\$48.00	\$576.00
Hydro	Y	\$576.00	\$48.00	\$576.00
Gas	Y	\$1,200.00	\$100.00	\$1,200.00
Water	Y	\$396.00	\$33.00	\$396.00
Building Maintenance		5%	\$162.50	\$1,950.00
Vacancy Allowance		0.5%	\$16.25	\$195.00
Total Expenses			\$ 1,002.09	\$ 12,025.09
The Math			Monthly	Yearly
Net Operating Income (NOI)			\$ 2,247.91	\$ 26,974.91

* Monthly rental income and expenses are based on estimated figures only and should be verified by your own Rental Agent



15062 Beachview 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: 1:2,000



Map created on: 2017-08-20



W R O M S

City of White Rock Mapping Online System



15062 Beachview

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Scale: 1:250

Map created on:
2017-08-20

WHITE ROCK
My City by the Sea!



BEACHVIEW AVE

LOT DIMENSIONS: 3510 SQFT.

FRONTAGE: 30 FEET

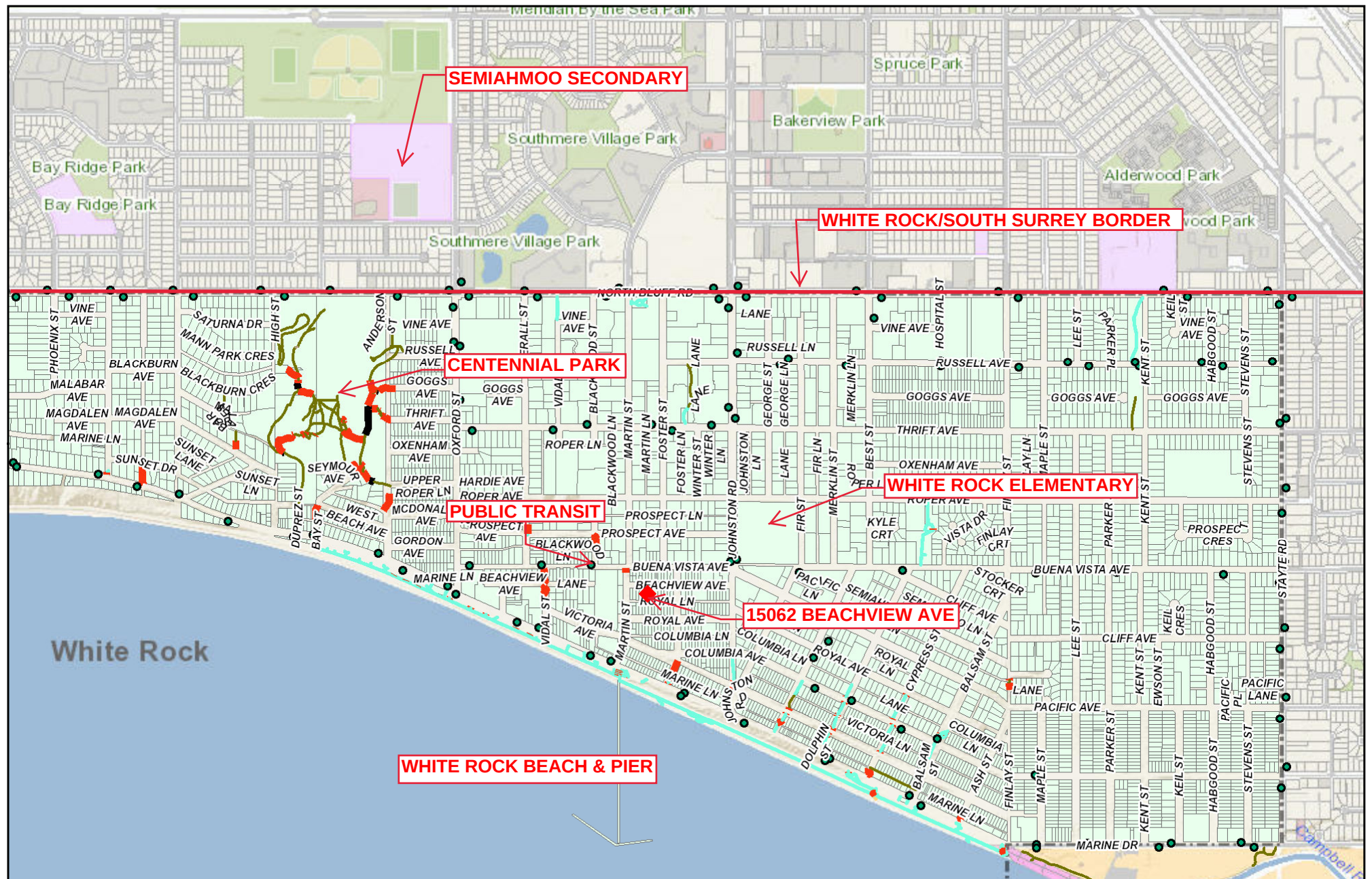
DEPTH: 117 FEET

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

ROYAL LN

15062 Beachview





15062 Beachview Ave

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Scale: 1:15,000



Map created on: 2017-08-09

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

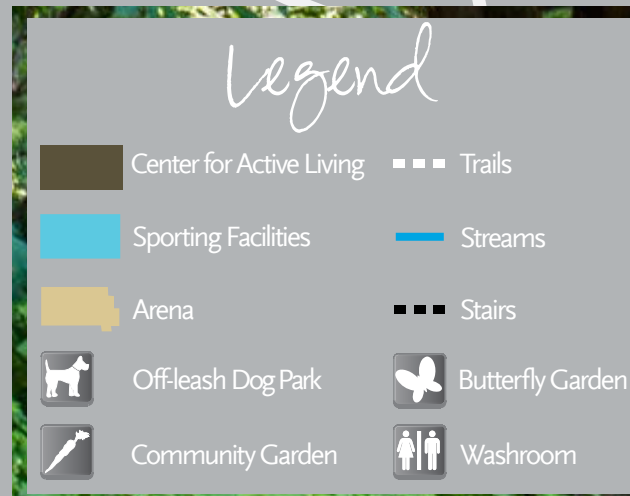
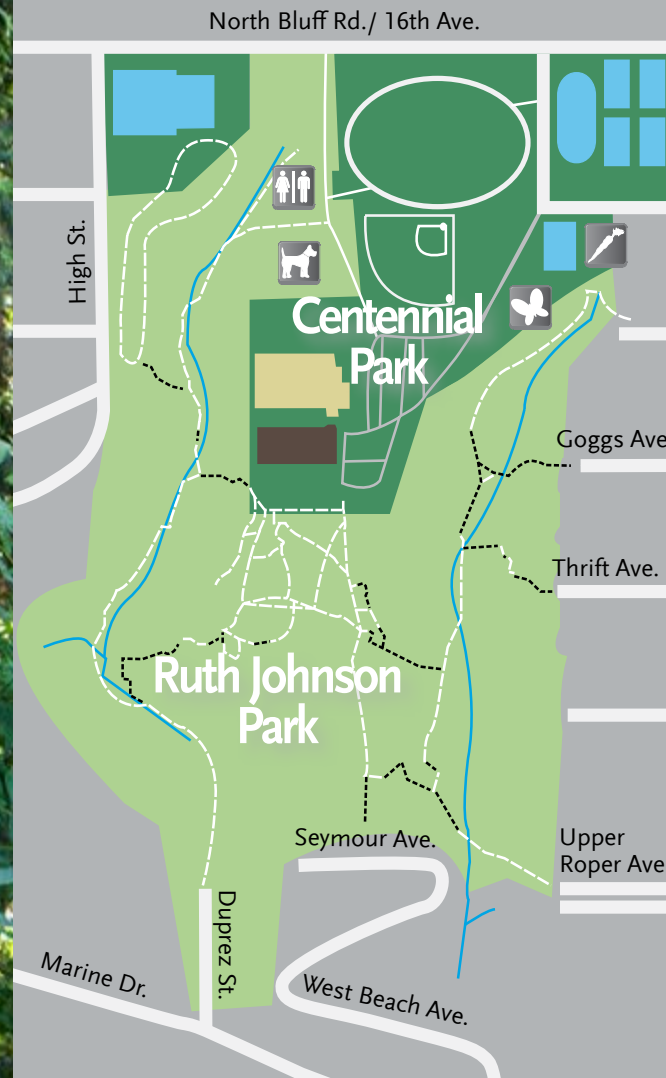


WHITE ROCK
Our City by the Sea!

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!