









Presented by:

Beebe Cline - PREC

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



Active
R2204749
Board: F
House/Single Family

1142 FINLAY STREET

South Surrey White Rock
White Rock
V4B 4K8

Residential Detached

\$1,650,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.65	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1999
Depth / Size: 154.7	Bathrooms:	6	Age: 18
Lot Area (sq.ft.): 7,998.00	Full Baths:	5	Zoning: RS-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$9,111.48
Rear Yard Exp: West	Council Apprv?:		For Tax Year: 2017
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 004-935-667
			Tour: Virtual Tour URL

View: **Yes: Panoramic Ocean & Mountain**
Complex / Subdiv: **White Rock Hillside East**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2007**
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **8** Covered Parking: **4** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Double**
Dist. to Public Transit: **1/2 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, Mixed, Tile**

Legal: **PL 35499 LT 350 LD 36 SEC 11 TWP 1**

Amenities: **Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23'4 x 13'11	Bsmt	Storage	8'5 x 5'7			x
Main	Bedroom	12'4 x 11'11	Bsmt	Bedroom	11'7 x 11'0			x
Main	Bedroom	13'3 x 12'4	Bsmt	Bedroom	9'10 x 7'10			x
Main	Bedroom	12'6 x 11'5	Bsmt	Living Room	23'4 x 13'7			x
Main	Laundry	8'8 x 7'10	Below	Office	11'5 x 10'3			x
Above	Living Room	21'4 x 16'0	Below	Hobby Room	19'7 x 12'2			x
Above	Kitchen	16'3 x 12'4						x
Above	Dining Room	15'4 x 13'4						x
Above	Master Bedroom	16'11 x 0'						x
Above	Walk-In Closet	10'7 x 8'8						x

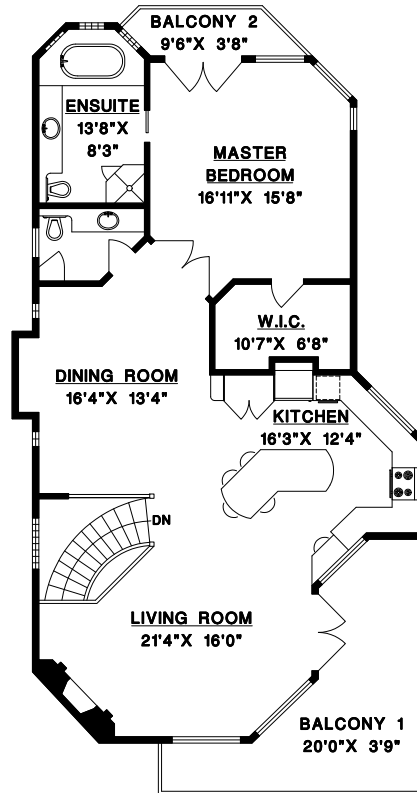
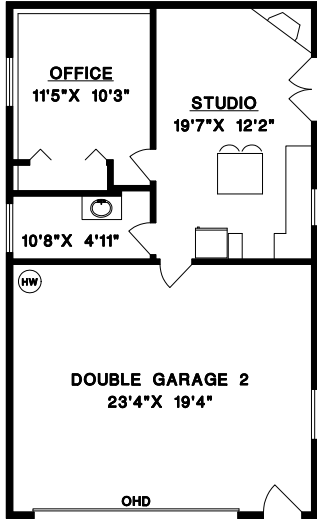
Finished Floor (Main):	1,363	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,363	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,184	# of Levels:	3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	2	No	Pool:
Finished Floor (Total):	3,910 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz: 22'5x19'4
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 4	5	Bsmt	3	No	Door Height:
Grand Total:	3,910 sq. ft.	Basement: Fully Finished		6	Below	3	No	
				7				
				8				

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

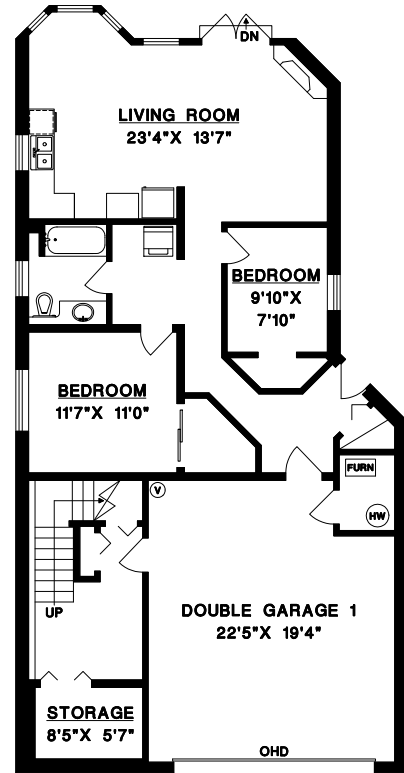
Excellent Air BnB or Holiday Rental. 6 bedroom 6 bathroom home White Rock Central* Ocean view home walking distance to Shopping, Parks, Beach and Recreation. Would suit a Multi generational Family or Private Space for In-laws and a Nanny or health-caregiver. Lots of Parking options, Quiet Street. Located across from Davey Park. Top Floor Complete living space 1363 sqft: *Master bedroom Suite on Main Floor with Ocean View Balcony and Large walk in Closet. Below 2 bedrooms and an office and Family room with Balcony, @ Bsmt level 2 bedroom suite and Patio Plus attached dbl garage. Also Detached 483 sqft. double garage behind home with 500' studio/office. Total 4 car Garage parking/Open for 6 more cars easily. Low Maintenance garden and hardscape. Easy access to USA border and Hwy to Vancouver

BEEBE CLINE

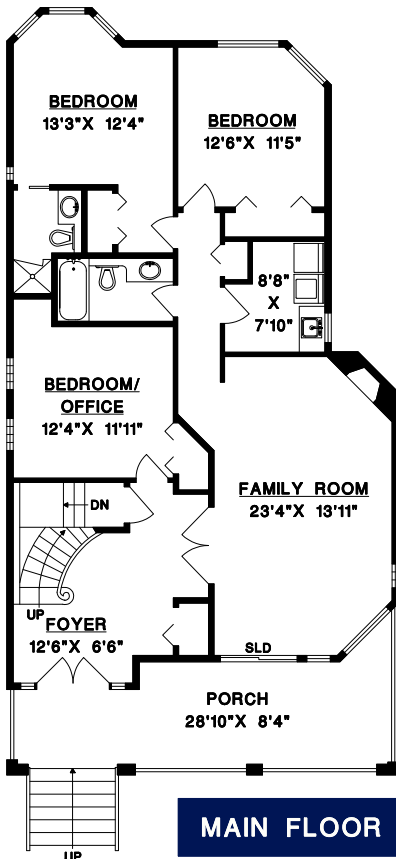
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com



UPPER FLOOR



LOWER FLOOR



MAIN FLOOR

UPPER FLOOR	1363	SQ. FT.
MAIN FLOOR	1363	SQ. FT.
LOWER FLOOR	1184	SQ. FT.
FINISHED AREA	3910	SQ. FT.

GARAGE 1	437	SQ. FT.
GARAGE 2	483	SQ. FT.
ABOVE GARAGE	499	SQ. FT.
BALCONY 1	204	SQ. FT.
BALCONY 2	43	SQ. FT.
PORCH	233	SQ. FT.



1" = 6"
SCALE

DRAWN BY: CN
DATE: AUGUST 2017
REVISED:

1142 FINLAY STREET

1142 FINLAY STREET				
PROPERTY COST				
List Price		Amount		
		\$ 1,650,000.00		
REVENUE				
		Monthly Rent	Monthly	Yearly
Tenant Up			\$3,300.00	\$39,600.00
Tenant Down			\$1,700.00	\$20,400.00
Total Revenue			\$5,000.00	\$60,000.00
EXPENSES				
	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	y	\$9,111.48	\$759.29	\$9,111.48
Insurance	Y	\$2,669.00	\$222.42	\$2,669.00
Hydro	Y	\$1,600.00	\$133.33	\$1,716.00
Gas	Y	\$1,350.00	\$112.50	\$1,350.00
Building Maintenance		5%	\$250.00	\$3,000.00
Total Expenses			\$ 1,477.54	\$ 17,846.48
The Math				
Net Operating Income (NOI)			Monthly	Yearly
			\$ 3,522.46	\$ 42,153.52

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



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel. No.: 541-2136
Fax. No.: 541-2153

Inspection Report

NAME: *P. Desnoyers* PERMIT No. *03094*
ADDRESS: *1142 Finlay* SHEET No.
TYPE OF INSPECTION: *final* DATE: *DEC 16 / 03*
AREA OF INSPECTION: *Garage*

Building final approved

SIGNATURE: INSPECTOR: *Brown*

DATE:

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



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel. No.: 531-8111
Fax.No.: 538-6049

Inspection Report

NAME: *Village* PERMIT No. *103-78*
ADDRESS: *1142 Fairway St* SHEET No.
TYPE OF INSPECTION: DATE: *June 25-1999*
AREA OF INSPECTION: *Final*

<i>Final</i>	<i>OK</i>		

SIGNATURE: INSPECTOR: *Brian*
DATE: *June 25 1999*

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

THE CORPORATION OF THE CITY OF WHITE ROCK

SUBTRADES LIST

NAME OF CONTRACTOR: M. RIGBY, JR. PHONE #: 535 1262
 JOB ADDRESS: 1142 FINLAY ST
 PERMIT #: 103.098 DATE OF ISSUE: SEP 8 98
 TYPE OF CONSTRUCTION: NEW HOUSE

TRADE (SUB)	SUB-CONTRACTOR	ADDRESS	PHONE
EXCAVATING	PELLET BUILDING	15280-101 AVE	588-9785
CONCRETE FOUNDATIONS	ARTS CONCRETE		
DRAIN TILE/SEWER	WAYNES DAMP PROOF	9417 204 AVE	888-2410
FRAMING	SCHMIDT BILL	CLOVERDALE SURREY	574-1058
MASONRY - GLASS BLOCK	SELF		
ROOFING	WHITE ROCK ROOFING	19068 32ND AVE	536-2929
ROOFING FLASHING	"		
INSULATION	STANDARD INSULATION	825 8236 125 ST	572-7578
RE-BAR PLACEMENT			
PLUMBING	KAROL MANDL	1446 1295	536-9669
ELECTRICAL	SELF (ABDET ELECTRICAL)		
DAMP PROOFING	WAYNES DAMP PROOF	9417 204 AVE	888-2410
DRYWALL Installer	NEW UNIQUE	SURREY	594-8620
DRYWALL Taper	"		
TEXTURED CEILING	"		
STUCCO	CHANDRELL PLASTER	2365 150 ST	541-0208
STUCCO WIRE	"		
HEATING-VENTILATION	KAROL MANDL	1446 1295	536-9669
VINYL DECKING	DEC-K-ING	119 10292 60AVE	530-0050
VINYL SIDING	SOUTHDALE SIDING	6273-134 A ST	599-6895
GUTTERS-DOWNPipes	KAROL MANDL	1446 1295	536-9669
BOFFITS	SOUTHDALE SIDING	6273-134 A ST	599-6895
SKYLIGHTS Installer	WHITE ROCK ROOFING	19068 32ND AVE	536-2929
CARPETING Installer	RENAISSANCE DESIGN	104 14770 60AVE	572-8835
CABINET Installer	R.W. CONTRACTING		273-6077
Countertop Installer	ITAL STONE	POB KILLS	882-6566
INTERIOR FINISH-CARPENTER	SELF		
CLOSETS	"		
SHOWER ENCLOSURE	CHARLY SHOWER DOOR	7714-134 ST SURREY	594-2776
CERAMIC TILE	RENAISSANCE DESIGN	104 14770 60AVE	572-8835
PAINTING	SELF		
FIREPLACE	SELF		
VACUUM SYSTEMS	SELF		
GUARD RAILS-EXTERIOR	LINDA AL ALUMINUM	105 1973 INTERPULSE WAY	530-6644
GUARD RAILS-INTERIOR	HAC WOODWORK INC	13315-72ND AVE	594-3288
INTERCOMS	"		
AUDIO VISUAL SYSTEM	SELF		
SPRINKLER SYSTEMS	N/A		
BLACKTOP/PAVING	N/A		
LANDSCAPING	SELF		
CLEAN-UP	SELF		

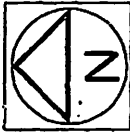
NOTE: TO BE COMPLETED IN FULL AND RETURNED TO THE PERMITS & LICENCES DEPARTMENT BEFORE FINAL INSPECTION FOR OCCUPANCY APPROVAL.

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

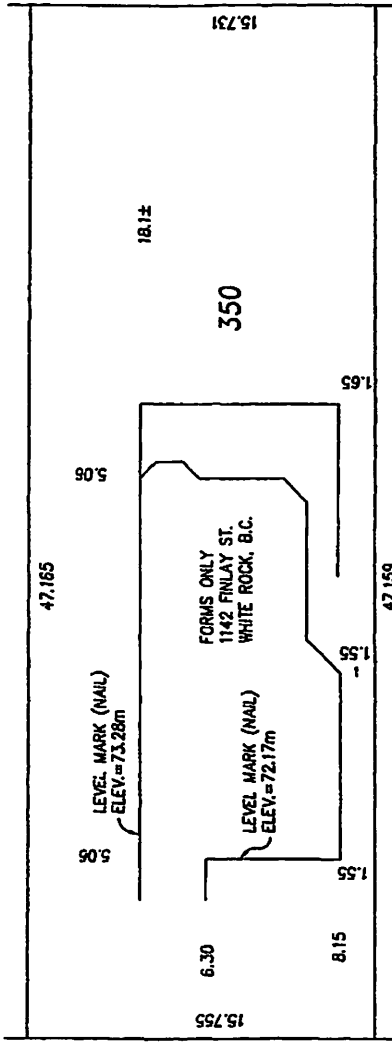
SIGNED: [Signature]
 FOR: HOME OWNER (CONTRACTOR)
 BUILDING CONTRACTOR

PLAN SHOWING LOCATION OF FORMS ON LOT 350, SECTION 11, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 35499

SCALE - 1:250



1



FINLAY STREET

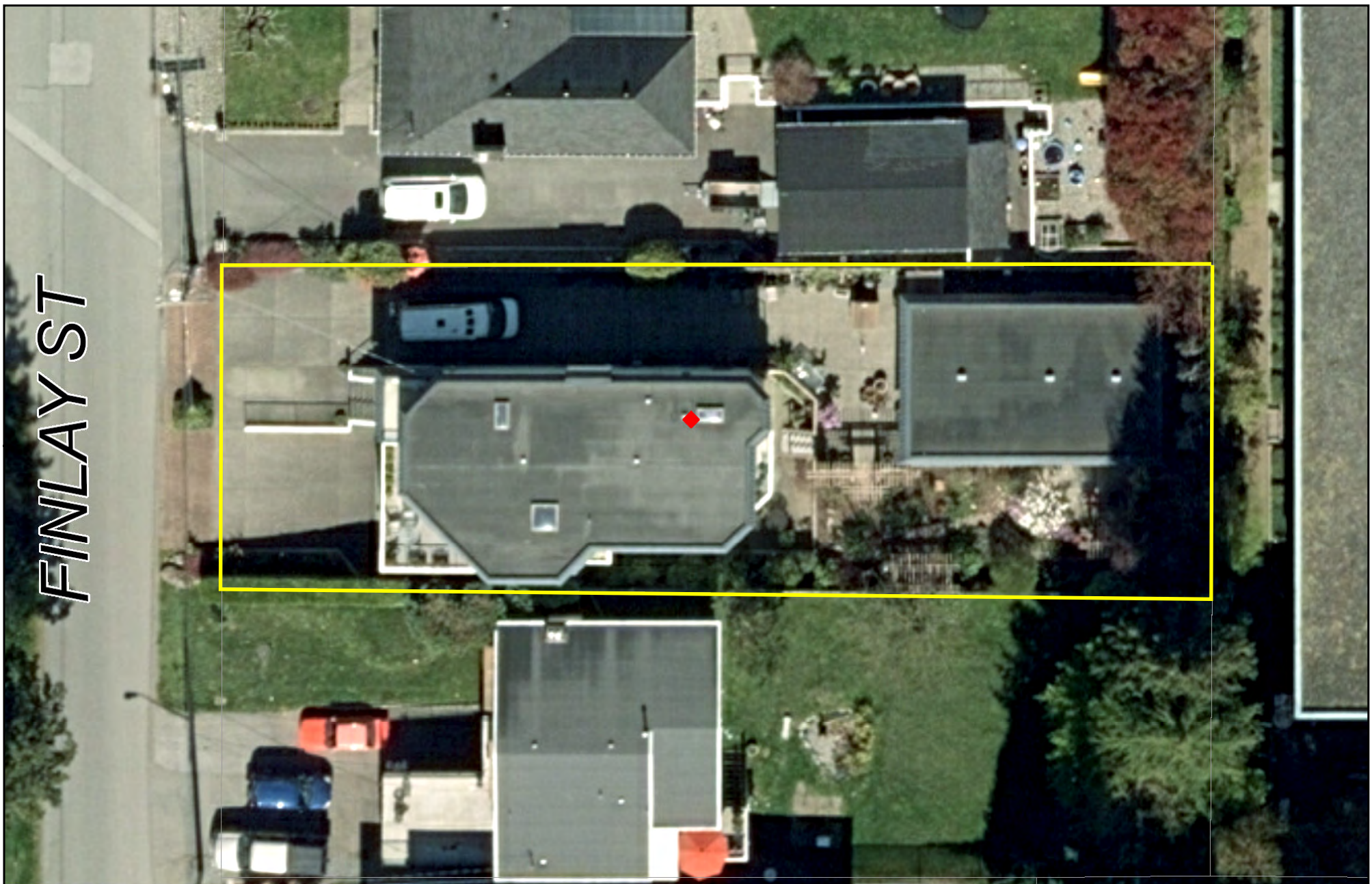
351

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE,
SURREY, B.C. V4A 2J4
TELEPHONE : 531-4067
FAX : 531-5811

This plan to be used for Municipal
and/or Mortgage purposes only and
is not to be used to define boundaries
The plan above shows the registered
dimensions of the above described
property.

R. E. Olsen
CERTIFIED CORRECT
Dated this 3rd day of Sept., 1998
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. ©

GW FILE # 14976FR



1142 Finlay Street

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Scale: 1:250



Map created on: 2017-07-29





**ZONING: RS-1
ONE UNIT RESIDENTIAL ZONE**

**SCHOOL CATCHMENTS:
WHITE ROCK ELEMENTARY
EARL MARRIOTT SECONDARY**

FINLAY ST

DEPTH: 128.10 FT

TOTAL AREA: 7,998 SQFT

FRONTAGE: 51.7 FT

1142 Finlay Street

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Scale: 1:250



Map created on: 2017-07-29





1142 Finlay Street



North Bluff Rd. / 16th Ave.



Legend

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



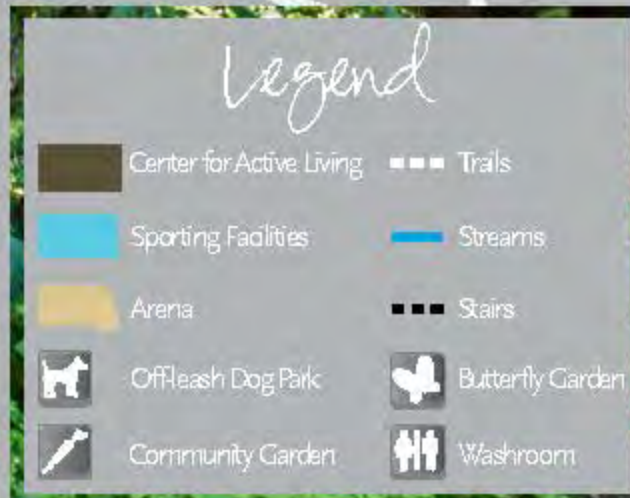
WHITE ROCK
Our City by the Sea!

★ map is not to scale

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!