

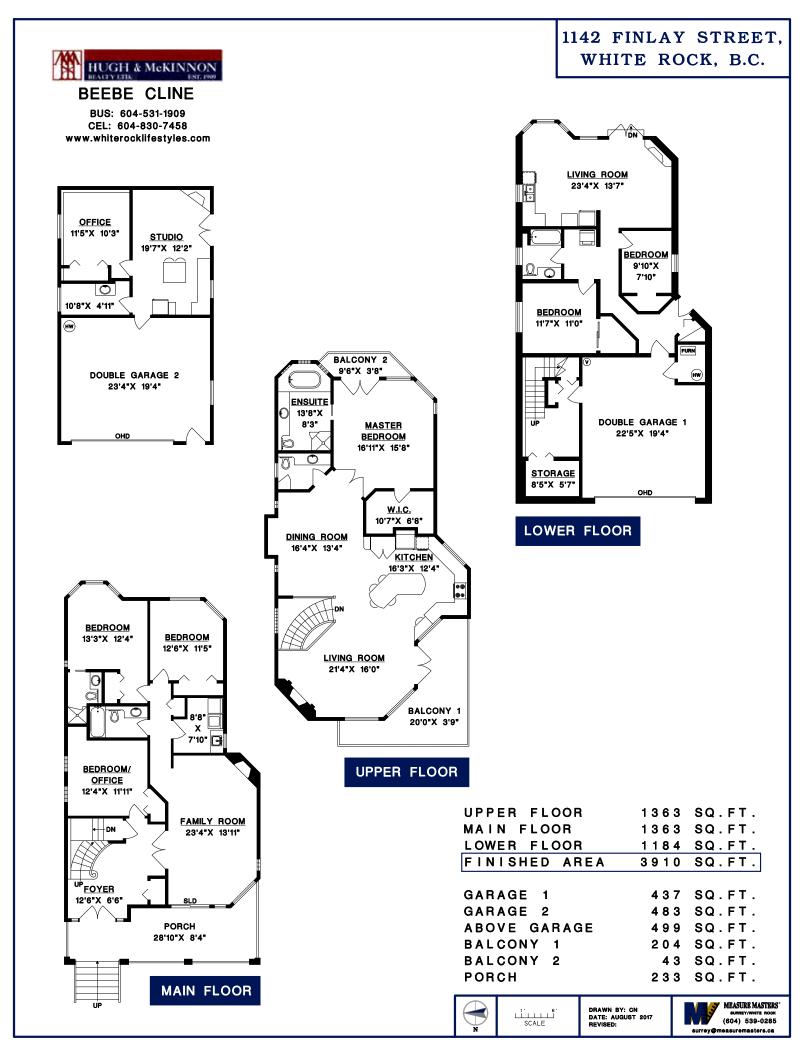






Sold Date: Frontage (feet): 51.65 Original Price: \$1,89 Meas. Type: Feet Bedrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Depth / Size: 154.7 Bathrooms: 6 Approx. Year Buill: 15 Concol Appro?: If mew, GST/HST Inc?: Parking: Actemic Content Corean & Mountain Tox: Virtual Tour L View: Yes: Panoramic Ocean & Mountain Complex / Subliv: Wite Rock Hillside East Sterior: Mixed, Stone Foundation: Concrete Perimeter Frame: Wood Parking: Add. Parking Acal. Parking Access: Front, Side Frequest Pauli R.J. Pumbing: R.J. Pumbing: Poperty Disc:: Yes PAD Rentai: Fredures: Cas - Natural R.J. Pumbing:<	220	UGH & M KINNON ALTY LTD.	HU Mc R E A				EC	y Ltd. 58	Kinnon Re 604-830-	Hugh & Mo Phone: www.white	_					
Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 15 Depth / Size: 154.7 Bathrooms: 6 Age: 12 Bathrooms: 6 Age: 12 Gross Taxes: 92 Council Appry: Tax Inc. Utilities?: No Parking Actes: For Tax Year: 20 View: Yes: Panoramic Ocean & Mountain Council Appry: Tax Inc. Utilities?: No Tour: Virtual Tour U Syle of Hom: 2 Storey W/Bath. Concrete Prinking: 4 Parking Access: Front, Side Parking Access: Front, Side Parking: Add Parking: 8 Cource Parking: 8 Cource Parking: 4 Parking Access: Front, Side Parking Acde Parking Access: Front, Side Parking: Adding:									rey White ite Rock	South Sur Wh	1			amily	R2204749 Board: F	
Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 15 Depth / Size: 154.7 Bathrooms: 6 Age: 12 Bathrooms: 6 Age: 12 Gross Taxes: 92 Concord Parking: A Parking Access: <td< th=""><th>899,000</th><th>Price: \$1,</th><th>Original I</th><th>.65</th><th>5</th><th>e (feet):</th><th>Frontage</th><th></th><th></th><th></th><th>Solo</th><th></th><th></th><th>- 1</th><th></th></td<>	899,000	Price: \$1 ,	Original I	.65	5	e (feet):	Frontage				Solo			- 1		
Depth / Size: 154.7 Bathrooms: 6 Age: 18 Lot Area (sq.f.): 7,998.00 Full Baths: 5 Zoning: R8 Lot Area (sq.f.): No Half Baths: 1 Gross Taxes: 52 Council Apprv2: Tax Inc. Utilities?: Nu Tax Inc. Utilities?: Nu For Tax Year: 20 Council Apprv2: Tax Inc. Utilities?: Nu For Tax Year: 20 Tour: Vitual Tour U View: Yes: Pantomic Ocean & Mountain Councel Apprv2: Tour: Vitual Tour U View: Yes: Yes: Councel Apriv2: Tour: Vitual Tour U View: Yes: Councel Apriv2: Math Rock Hillside East Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Stor Sewer, Water Torder Foreibers: Rameo, Year: 2007 Title to Land: Parking: Add. Parking Avail., DetachedGrge/Carport, Garage; Double Sterror: Rameo, Year: 2007 Title to Land: Freehold NonStrata Dist. to School Bus: 3 blks Title April: Starros Sute, In Suite Laundry, Storze Foor Finish: Hardwood, Mixed, Tile Dint. to School Bus: 3 blks			-		6		-		Feet	as. Type:	Mea	5				
Lot Area (sq.ft.): 7,998.00 Full Baths: 5 Zoning: R5 Fiload Plain: No Half Baths: 1 Gross Taxes: 95 Fiload Plain: No Half Baths: 1 Gross Taxes: 95 Four View: 7 Tax Inc. Utilities?: No PLD: 004-935-667 Tour: Virtual Tour Virtual Tour	18				6	ms:	Bathroor		154.7							
Flood Plain: No Half Baths: 1 Gross Taxes: \$5 For Tax Texp: West For Tax Year: 2000 Council Appry?: Tax Inc. Utilities?: No. Half Baths: 1 Gross Taxes: \$5 Council Appry?: Tax Inc. Utilities?: No. Half Baths: 1 Gross Taxes: \$5 Council Appry?: Tax Inc. Utilities?: No. Half Baths: 1 Gross Taxes: \$5 Council Appry?: Tax Inc. Utilities?: No. Half Baths: 1 Gross Taxes: \$5 Council Appry?: Tax Inc. Utilities?: No. Half Baths: 1 Gross Taxes: \$5 Counce Levin For Tax Year: <td>RS-1</td> <td></td> <td>0</td> <td></td> <td>5</td> <td>ns:</td> <td>Full Bath</td> <td>)</td> <td>): 7,998</td> <td></td> <td></td> <td>3</td> <td></td> <td></td> <td></td>	RS-1		0		5	ns:	Full Bath)): 7,998			3				
Rear Yard Exp: West For Tax Year: 20 Council Apprv?: Tax Inc. Utilities?: PLD::004-935-667 If new, GST/HST inc?: PLD::004-935-667 Vew: Yes: Panoramic Ocean & Mountain Complex / Subdiv White Rock Hillside East Services Connected: Concrete Parking: 4 Parking Access: Front, Side Oracrete Parking: Concrete Parking: 4 Parking Access: Front, Side Dist. to Subdiv White Rock Hillside East Services Connected: Commerced Parking: 4 Parking Access: Front, Side Services Connected: Concrete Parking: 8 Courced Parking: 8 Courced Parking: 4 Parking Access: Front, Side Dist. to Sublic Transit: 1/2 bik Dist. to School Bus: 3 biks Title to Land: Freehold NonStrata Dist. to School Bus: 3 biks Property Disc:: Yes Property Disc:: Yes Parking: Add. Parking Access: Front, Side Public Transit: If and Bachoom Statures Rmuch. No : Fictures Rmuch. No : Edition (S) Dak(s) Fibor Finish: Harwood, Mixed, Tile Dist. to School Bus: 3 biks Title to Land: Freehold NonStrata Fibor Tax Year: Dist. to School Bus: 3 biks <td>\$9,111.48</td> <td>axes:</td> <td>-</td> <td></td> <td></td> <td>hs:</td> <td>Half Bat</td> <td></td> <td>, .</td> <td>• •</td> <td>AND THE REAL PROPERTY OF</td> <td></td> <td></td> <td></td> <td></td>	\$9,111.48	axes:	-			hs:	Half Bat		, .	• •	AND THE REAL PROPERTY OF					
Council Apprv?: Tax Inc. Utilities?: No Pil.D::004-935-667 Tour: Virtual Tour U View: Yes: Panoramic Ocean & Mountain Council Apprv?: Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Council Apprv?: Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain Yes: Panoramic Ocean & Mountain	2017	Year:	For Tax '		_				West		A DE TANK					
If new, GST/HST inc?: P.I.D.: 004-935-667 Tour: Virtual Tour L View: Yes: Panoramic Ocean & Mountain Complex / Subdiv: View: Yes: Panoramic Ocean & Mountain Complex / Subdiv: View: Yes: Complex / Subdiv: White Rock Hillside East Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Stor Sewer, Water View: Concrete Perimeter and Screen: Total Parking: 8 Overed Parking: 4 Parking: Access: Front, Side Parking: Add. Parking Avail., DetachedGrge/Carport, Garage; Double Bis Creen: Rin. Premo: Vear: 2007 Title to Land: Freehold NonStrata Dist. to School Bus: 3 biks Bis Creen: Gas - Natural Gar Suppy: Rin. Fireplaces: Property Disc.: Yes Property Disc.: Yes Pal Rentail: Utdoor Area: Balany(s) Patic(s) Dck(s) yeo f Root: Fictures Rand: No : Floor Finish: Hardwood, Mixed, Tile eatures: Cothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator Nain Bedroom 124 × 1131 Bismt Bismt Storage Storage Storage Outbuild Ving Room 124 × 1131 Bismt Bismt Bedroom 115 × 103 Vio Y Type Dimensions Floor Type Dim										•	200 A			-hard-	interdance a	
Tour: Virtual Tour L Yiew: Yes: Panoramic Ocean & Mountain Wiew: Complex / Subdiv: Yes: Panoramic Ocean & Mountain White Rock Hillside East Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Stor Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Stor Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Stor Mixed, Stone Concrete Perimeter Dist. to Parking: & Covered Parking: 4 Parking Access: Front, Side Parking Access: Parking Access: Portige Dist. to Public Transit: 1/2 Dik Dist. to School Bus: 3 biks Original distribution Reno. Year: 2007 Title to Land: Freehold NonStrata Property Disc:: Yes Property Disc:: Yes Parking Access: Front, Side Parking: Garden, Guest Suite, In Suite Laundry, Storage Fixtures Eased: No : Fixtures Eased: No : Vietor Original Fixture Stased: No : Fixture Stased: No : Fixture Stased: No : Fixture Stased: No : Vietor Original Bismit Bedroom Storage Bismit Bedroom Graden Guest Street Graden Guest Street Reading: Dimensions Floor Type </td <td></td> <td>and an end of the</td> <td></td> <td></td> <td></td>												and an end of the				
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ionstruction: Frame - Wood xterior: Mixed, Stone concrete Perimeter cain Screen: Reno. Year: 2007 reproverto Disc. to Public Transit: 1/2 blk Dist. to School Bus: 3 blks Title to Land: Freehold NonStrata Dist. to Public Transit: 1/2 blk Dist. to School Bus: 3 blks Title to Land: Freehold NonStrata Dist. to Public Transit: 1/2 blk Dist. to School Bus: 3 blks Title to Land: Freehold NonStrata Dist. to Public Transit: 1/2 blk Dist. to School Bus: 3 blks Title to Land: Freehold NonStrata Dist. to Public Transit: 1/2 blk Dist. to School Bus: 3 blks Title to Land: Freehold NonStrata Property Disc.: Yes Property Disc.: Yes	torm					city, Na	, Electri er	nunity, er, Wat	cted: Co Se	•	and the second second					
oundation: Concrete Perimeter ani Screen: Reno. Year: 2007 ani Screen: Reno. Year: 2007 Partly R.I. Plumbing: of Fireplaces: R.I. Fireplaces: Property Disc.: Yes Property Di	ble													Frame - Woo	onstruction:	
PL 35499 LT 350 LD 36 SEC 11 TWP 1 menities: Garden, Guest Suite, In Suite Laundry, Storage ite Influences: Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator ite Influences: Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator ite Influences: Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator ite Influences: Dimensions Main Family Room 23'4 x 13'11 Bsmt Storage 8'5 x 5'7 Main Bedroom 11'7 x 11'0 Main Bedroom 12'6 x 11'5 Bsmt Evenom 9'10 x 7'10 Main Bedroom 21'4 x 15'0 Nbove Kitchen 16'3 x 12'4 Nbove Kitchen 16'3 x 12'4 Nbove Mainer 10'7 x 8'8 Inished Floor (Main): 1,363 # of Rooms:16 Inished Floor (Main): 1,363 # of Kitchens: 1 Inished Floor (Basement): 0 Suite: Unauthorized Suite 3 <th></th> <th>is: 3 biks</th> <th>School Bus</th> <th>Dist. to S</th> <th></th> <th>onStrata</th> <th>ehold No : :</th> <th>: Free c.: Yes sed:No /d: No</th> <th>Title to La Property PAD Rent Fixtures I Fixtures F</th> <th>07</th> <th>umbing:</th> <th>R.I. Plu R.I. Fir</th> <th>l /ater, Natura</th> <th>Concrete Per Partly 3 Gas - Natura City/Municip Electric, Hot Balcny(s) Pa</th> <th>oundation: ain Screen: enovations: of Fireplaces: ireplace Fuel: /ater Supply: uel/Heating: utdoor Area:</th>		is: 3 biks	School Bus	Dist. to S		onStrata	ehold No : :	: Free c.: Yes sed:No /d: No	Title to La Property PAD Rent Fixtures I Fixtures F	07	umbing:	R.I. Plu R.I. Fir	l /ater, Natura	Concrete Per Partly 3 Gas - Natura City/Municip Electric, Hot Balcny(s) Pa	oundation: ain Screen: enovations: of Fireplaces: ireplace Fuel: /ater Supply: uel/Heating: utdoor Area:	
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Nove NoveKitchen16'3 x 12'4 x 15'4 x 13'4 16'11 x 0' 	x								Room					-		
Above Move Master Bedroom Walk-In Closet15'4 x 13'4 16'11 x 0' 10'7 x 8'8xxinished Floor (Main):1,363 10'7 x 8'8# of Rooms:16 # of Richens: 1BathFloor# of PiecesEnsuite?Outbuild Barn: Workshop/Sh pool:inished Floor (Below):1,184 1,184# of Levels: 3 Suite: Unauthorized Suite0Suite: Unauthorized Suite3Above 2No Pool:	x						' x 12'2		Room			x 16'0	21'4 x	iving Room	Above I	
Master Bedroom Walk-In Closet16'11 x 0' 10'7 x 8'8xnished Floor (Main):1,363# of Rooms:16BathFloor# of PiecesEnsuite?Outbuiknished Floor (Above):1,363# of Kitchens:11Main3YesBarn: Workshop/ShDuttoknished Floor (Below):1,184# of Levels: 32Main3NoWorkshop/Shnished Floor (Basement):0Suite:Unauthorized Suite3Above2NoPool:	x															
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inished Floor (Basement): 0 Suite: Unauthorized Suite 3 Above 2 No Pool:											hens: 1	# of Kitch	,363	Above):	inished Floor (
	/Shed:															
	: 22'5x19	Pool: Garage Sz	Yes			Above	4			Juite						
Beds in Basement: 2 Beds not in Basement: 4 5 Bsmt 3 No Door Height:				3			5	t: 4	ot in Basen	Beds n						
nfinished Floor: 0 Basement: Fully Finished 6 Below 3 No			No	3		Below	1			shed	t: Fully Finis	Unfinished Floor: 0 Basement: Fully Fin				
rand Total: 3,910 sq. ft. 7 8													8,910 sq. ft.		rand Total:	
sting Broker(s): Hugh & McKinnon Realty Ltd.		<u> </u>					0					/ I td	nnon Booltr		cting Brokor(c	

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



1142 FINLAY STREET									
PROPERTY COST		Amount							
List Price		\$ 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	у	\$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			Monthly	Yearly					
Net Operating Income (NOI)			\$ 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 City Hall, White Rock, B.C. Tel. No.: 541-2136 Fax. No.: 541-2153 DEPARTMENT OF PERMITS & LICENCES 15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6 **Inspection Report** PERMIT No. .03094. SHEET No. final TYPE OF INSPECTION: ... AREA OF INSPECTION: Garag. C. Building tina an prove ÷ 1 • • • • 20 INSPECTOR: SIGNATURE: DATE: Please sign this form when the work is completed and return to the above department.

	DEPARTMENT OF PERMITS & LICENCES 15322 Buena Vista Avenue, White Rock, B.C. V4B 1YS INSPECTION Report	City Hall, White Rock, B.C. Tel. No.: 531-9111 Fax.No.: 538-6049
NAME: K		102-98
ADDRESS: // 4.2	Maguere	*•
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Please sign this form wi	hen the work is completed and return to the above department.	

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THE CORPORATION OF THE CITY OF WHITE ROCK

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The corporation of the gift of white ROCK						
SUBTRADES LIST						
	riguide	PHONE #: 531 1262				
JOB ADDRESS: 1142 Fin	-LAY 5-	· · · · ·				
PERMIT #: 103.098		0- 8 98.				
TYPE OF CONSTRUCTION: NC	-					
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EXCAVATING . CONCRETE FOUNDATIONS	ARTS Conchete.	15280-101 Avis.	588-9781			
		Re. 7 2 4 5				
	WAYNES TAN' PERF	1411 LOG ANE	858-2410			
	SCHAID, BILL	CLOVERDALE SURREY	574.1050			
ROOFING		Guile De Aus				
ROOFING FLASHING	WHATE BEEN FURTHER	17058 31~5 INC.	536-2925,			
RE-BAR PLACEMENT	STANDARD WSULATING	B25 8236 12557	572-7578			
	KAER MINIDL.					
ELECTRICAL	SILF (ASSet Wark.)	1446 1296-	536-9619			
DAMP PROOFING						
DRYWALL Installer	WAYNET DAWL PRODE	9417 204 NS	898-2410			
DRYWALL Taper	VER UNIQUE	SURLEY.	514-8620			
TEXTURED CEILING						
STUCCO	CHAN Row his A	22162 160				
STUCCO WIRE	CHAN'IRELL GLASIA	2365 15057	541-0248			
HEATING-VENTILATION						
VINYL DECKING	CALCE MANIE	1466 1295-	536.9617.			
VINYL SIDING	DEC-K-ING	19 19292 60NE	530.0050			
	Southander Siding	6273-134 A ST	597-6895			
GUTTERS-DOWNPIPES	KAREL MANDLS.	1406 1295-	536.969			
BOFFITTS	SONTHADE SIDINC	6273 - 13411 85	599.6595			
SKYLIGHT8 Installer	WHITE GER LEDTING		536 2929			
CARPETING Installer	RENAISSMEL	104 14770 - 64AUS	572 8835			
CABINET Installer	R.W-CERSTRACTINE		273-6077			
Countertop Installer	ITAL STONE	folt KELLS	882-6544			
INTERIOR FINISH-CARPENTER	SELF					
CLOSETS						
SHOWER ENCLOSURE	-HANKY BROWER DOCK	7714-1345 Suller	594-2776			
CERAMIC TILE	RENAISANCE Designic.	164 14770 Guine	572-8335			
PAINTING	SE2F.					
FIREPLACE	Set F.		1			
VACUUM SYSTEMS	Serie -					
GUARD RAILS-EXTERIOR	LINDAM ALUMININ	- 105 1973 ENTER PESS WAY	Sis wary			
GUARD RAILS-INTERIOR	HAC WOODWC. C	13315-72ND AVE	594 3285			
INTERCOMS						
AUDIO VISUAL SYSTEM	Servir.					
SPRINKLER SYSTEMS	- N/A					
BLACKTOP/PAVING	- MH					
LANDSCAPING	130215					
CLEAN-UP	SPLIS		FORM2 HW			

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

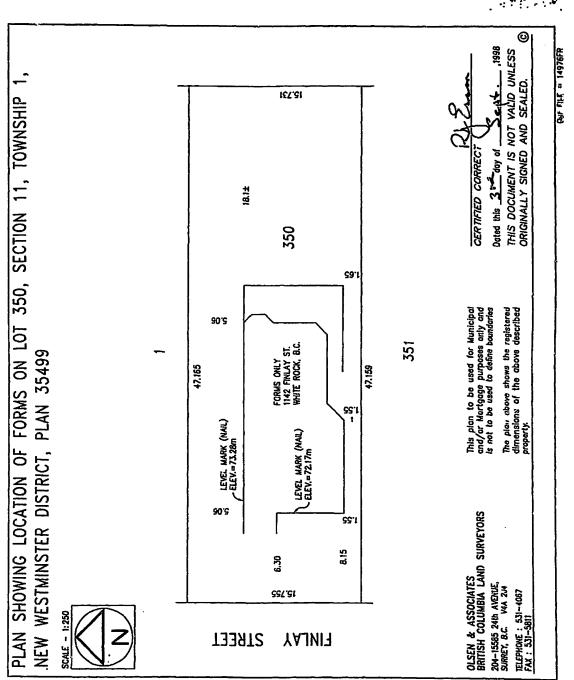
THE ABOVE INFORMATION IS TO THE BEST OF MY/OUR BELIEF AND IS TRUE AND CORRECT.

Jul H 6 SIGNED: OME FOR: DWALK

BUILDING CONTRACTO

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WROMS City of White Rock Mapping Online System

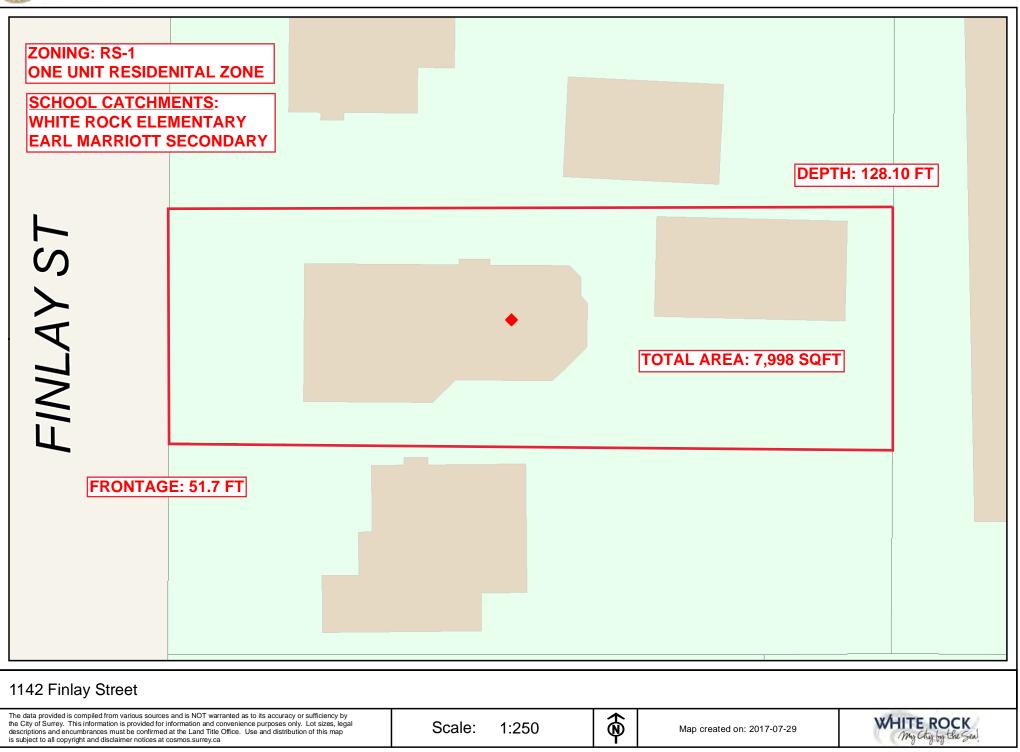


1142 Finlay Street

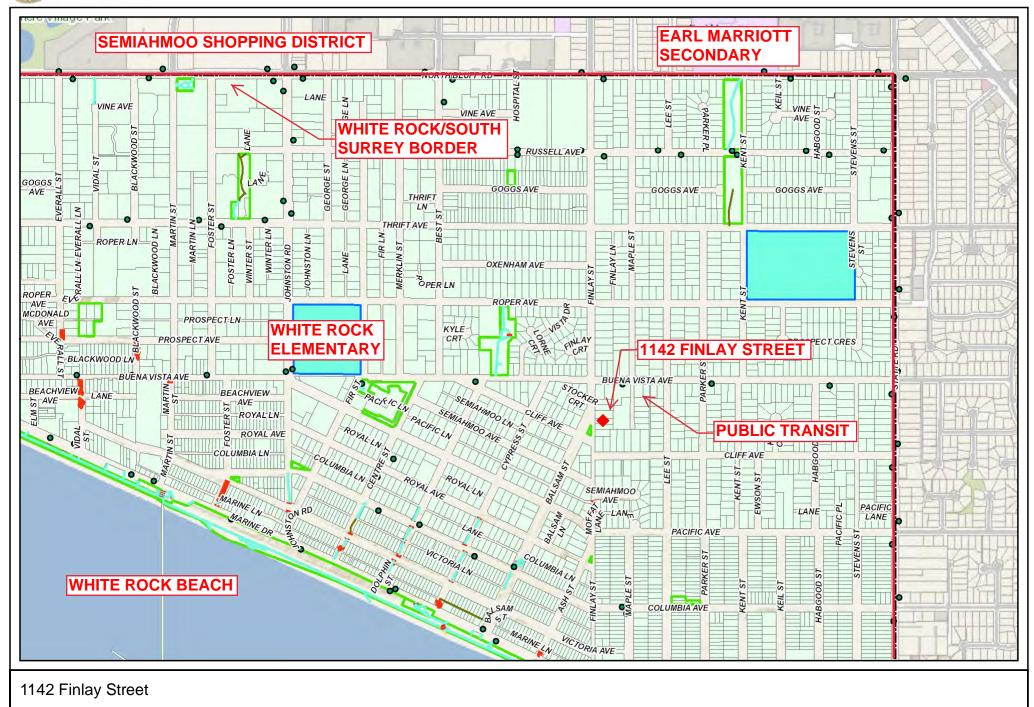
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WROMS City of White Rock Mapping Online System



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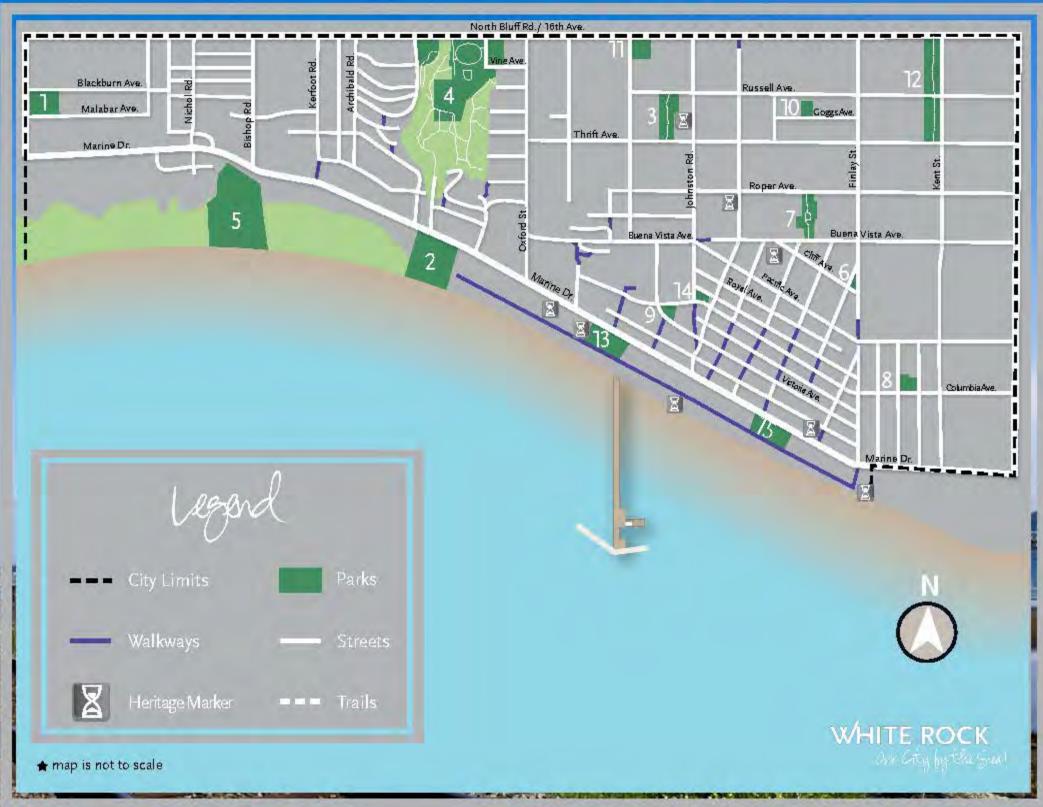


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Scale: 1:10,000

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City Parks

All parks are open from dawn to dusk

- **Barge Park** 13689 Malabar Avenue
- Bayview Park 14586 Marine Drive
- Bryant Park 15150 Russell Avenu
- 4 Centennial/Ruth Johnson Park 14600 North Bluff Road
 - Coldicutt Park 14064 Marine Driv

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- Davey Park 1131 Finlay Stree
- Dr. R.J. Allan Hogg Rotary Park 15479 Buena Vista Avenue
- Emerson Park 15707/15725 Columbia Avenue
- Gage Park 15100 Columbia Avenue
- O Goggs Park 15497 Goggs Avenue
 - Hodgson Park 15050 North Bluff Road
 - Maccaud Park 1475 Kent Street
- 3 Memorial Park 15300 Block Marine Drive
 - Stager Park 15200 Columbia Avenue
 - Totem Park 15400 Block Marine Drive



City of White Rock Map

PARKSANDTRAILS

