











Presented by:
Beebe Cline - PREC

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



Active
R2308294

Board: F
House/Single Family

14856 BUENA VISTA AVENUE

South Surrey White Rock
White Rock
V4B 1X4

Residential Detached

\$1,699,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,699,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1919
Depth / Size: 117	Bathrooms:	3	Age: 99
Lot Area (sq.ft.): 5,850.00	Full Baths:	3	Zoning: RT-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,020.00
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-859-656
			Tour: Virtual Tour URL

View: **Yes: Ocean View Direct South**
Complex / Subdiv: **White Rock Beach**
Services Connected: **Electricity, Natural Gas**

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

Reno. Year: **2011**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Rear**
Parking: **Carport; Multiple, Open, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Monitored Alarm System**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP4270 LT 10 LD 36 SEC 10 TWP 1.**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven-Built In, Pantry,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13' x 4'	Above	Walk-In Closet	9'2 x 7'2			x
Main	Living Room	17'5 x 16'6	Above	Study	11'9 x 9'10			x
Main	Kitchen	13'7 x 9'6	Bsmt	Office	18'8 x 9'6			x
Main	Dining Room	19'8 x 10'	Bsmt	Bedroom	12'11 x 9'3			x
Main	Eating Area	9'6 x 7'4	Bsmt	Bedroom	14'7 x 9'3			x
Main	Bedroom	17'3 x 12'4	Bsmt	Gym	9'9 x 9'4			x
Main	Bedroom	9'6 x 9'1	Bsmt	Laundry	10'4 x 8'7			x
Main	Storage	5'11 x 4'	Bsmt	Workshop	16'7 x 7'5			x
Main	Storage	9'1 x 4'						
Above	Master Bedroom	15'2 x 11'9						

Finished Floor (Main): **1,365**
Finished Floor (Above): **602**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,018**
Finished Floor (Total): **2,985 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,985 sq. ft.**

of Rooms: **18**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Remarkable location w/clear protected corridor Ocean View to the ocean down Elm St., 1 block to the shores of gorgeous White Rock Beach, the Promenade & all the varied dining experiences await you. This home has quality updates, maintaining the integrity of the era of the home 2,985 sq.feet on 3 floors oozes charm & warmth, not for the cookie cutters. This is an expressive beach house for the light of heart. Top floor master bdrm suite 600 sq.feet private w/view. Main floor functional kitchen stainless counters 2 work centers, ample cabinets & storage. 2nd bdrm on main off Ocean view south sundeck 570 sqft & 2 bedrooms down. 3 full baths in home w/plenty of storage options. Fenced, landscaped yard with apple & cherry trees. Parking access off Beachview as well. Semiahmoo school catchment.

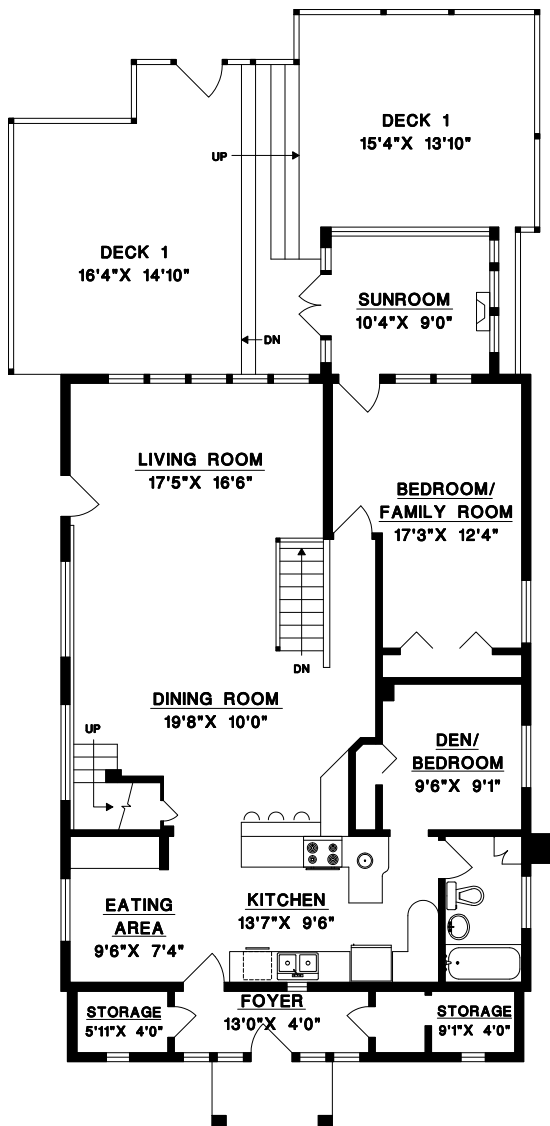


BEEBE CLINE

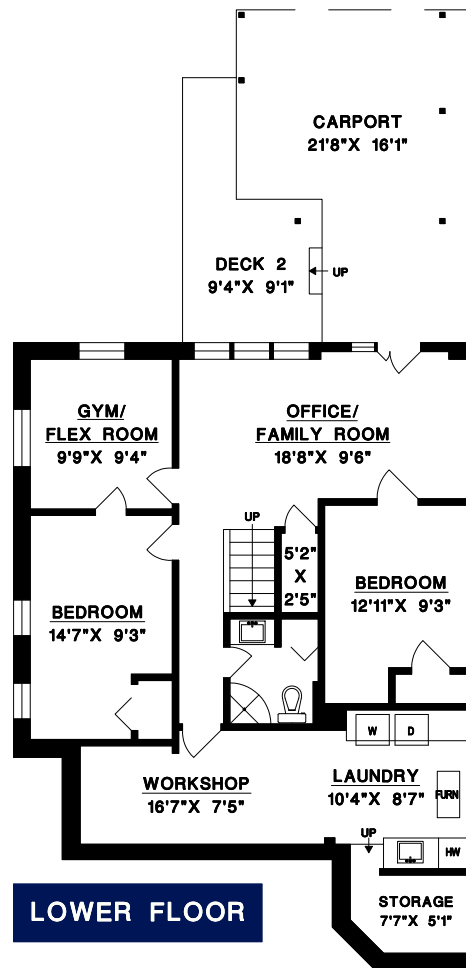
BUS: 604-531-1909

CEL: 604-830-7458

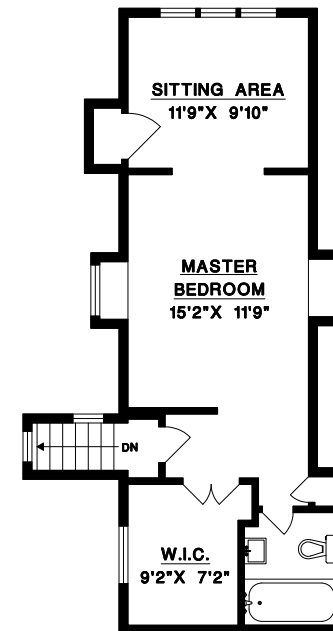
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MAIN FLOOR



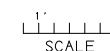
LOWER FLOOR



UPPER FLOOR

UPPER FLOOR	602	SQ. FT.
MAIN FLOOR	1365	SQ. FT.
LOWER FLOOR	1018	SQ. FT.
FINISHED AREA	2985	SQ. FT.
SUNROOM	111	SQ. FT.
UNFINISHED	58	SQ. FT.
TOTAL AREA	3154	SQ. FT.

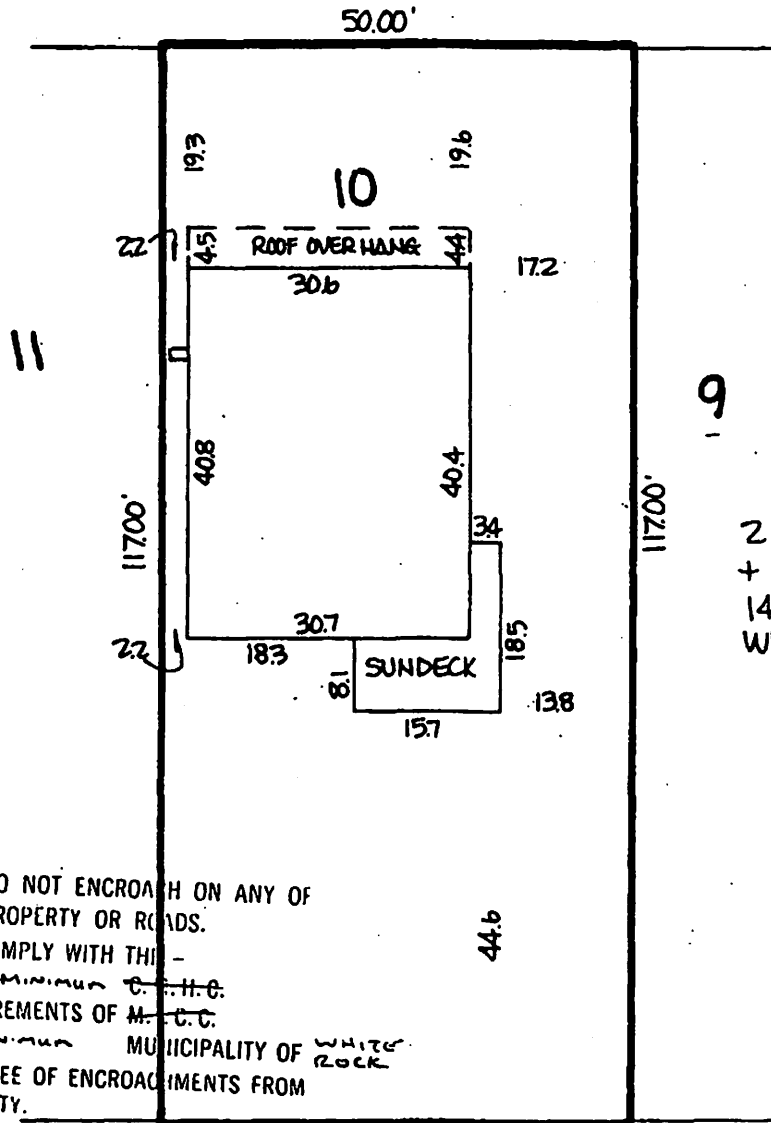
DECK 1	570	SQ. FT.
DECK 2	113	SQ. FT.
CARPORT	296	SQ. FT.



DRAWN BY: JS
DATE: SEPTEMBER 2017
REVISED:



BUENA VISTA AVENUE



2 STOREY HOUSE
+ BASEMENT
14856 BUENA VISTA AVE.
WHITE ROCK, BC.

- ✓ 1) THE BUILDINGS DO NOT ENCROACH ON ANY OF THE ADJOINING PROPERTY OR ROADS.
- 2) THE BUILDINGS COMPLY WITH THE -
No FRONT YARD 25' MINIMUM C.T.H.C.
✓ REAR YARD REQUIREMENTS OF M.C.C.
No SIDE YARD 8' MINIMUM MUNICIPALITY OF WHITE ROCK
- 3) THE LANDS ARE FREE OF ENCROACHMENTS FROM ADJOINING PROPERTY.

ZONE RT 1

BEACHVIEW AVENUE

LYON, FLYNN & ASSOCIATES
British Columbia Land Surveyors
2048 10240 152nd Street
Surrey, B.C. V3R 6N7
Tel 588 0481

HAGER, KAPLAN, WADDELL

PLAN SHOWING LOCATION
OF IMPROVEMENTS ON
LOT 10, SE 1/4 OF SECTION 10.

SCALE 1" = 20'
DATE OCT 17, 1984



**SCHOOL CATCHMENTS;
WHITE ROCK ELEMENTARY
SEMIAHOO SECONDARY**

BUENA VISTA AVE

FRONTAGE 50 FEET

DEPTH 117 FEET

**LOT AREA 5,850
SQFT.**

BEACHVIEW AVE

ELM ST

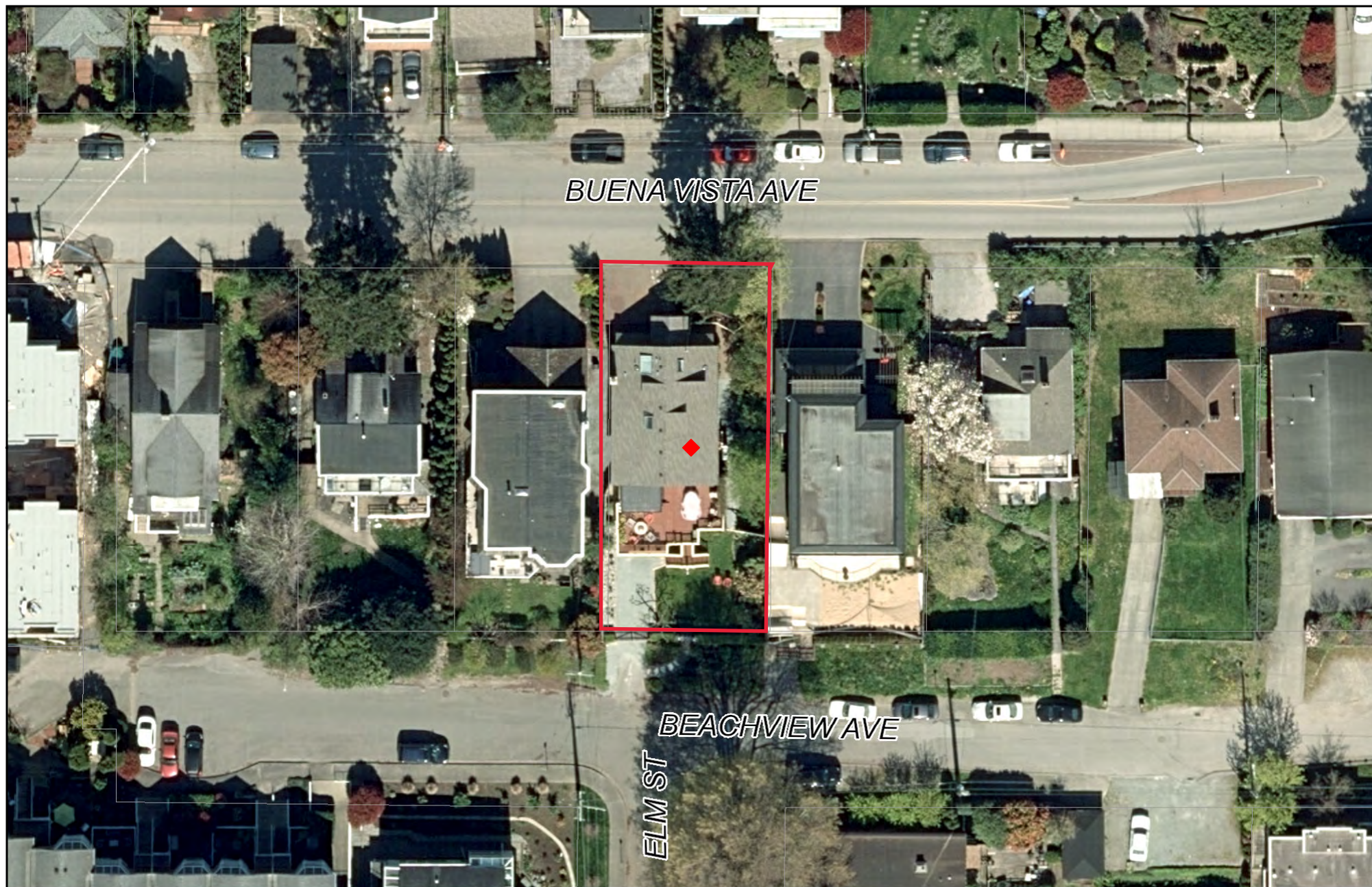
14856 Buena Vista Ave





W R O M S

City of White Rock Mapping Online System



14856 Buena Vista Ave

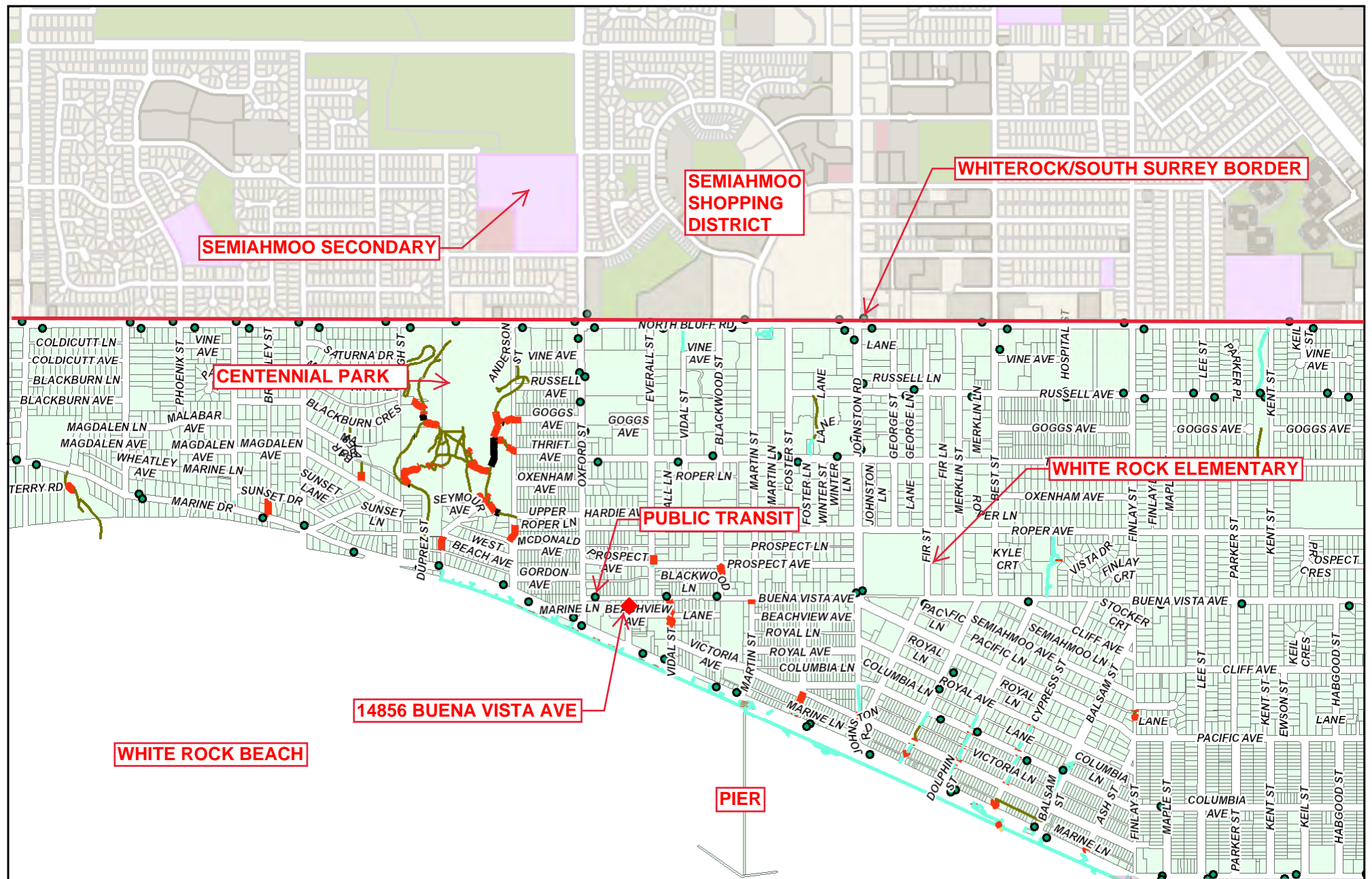
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Scale: 1:500



Map created on: 2017-08-08

WHITE ROCK
My City by the Sea!



14856 Buena Vista Ave

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Scale: 1:15,000



Map created on: 2017-08-08

WHITE ROCK
My City by the Sea!

6.10 RT-1 Two Unit (Duplex) Residential Zone

The intent of this zone is to accommodate a two unit residential (duplex) use on *fee-simple lots* with 742.0m² (7,986.82ft²) or greater *lot area*.

6.10.1 Permitted Uses:

- 1) a *one-unit residential* use; or
- 2) a *two-unit residential* use;
in conjunction with not more than one (1) of the following accessory uses per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on *lots* with less than the minimum required *lot area* or *lot width*, a *one-unit residential* use only is permitted in accordance with the provisions of Section 6.1.
- 5) notwithstanding the above, *accessory registered secondary suites* are not permitted within a *two-unit residential* use that has been subdivided in accordance with the Strata Property Act.

6.10.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.10.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.10.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.

6.10.5 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.

6.10.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the RT-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)
Rear lot line abutting a lane	7.5m (24.61ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)

6.10.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.10.5 and 6.10.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

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

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

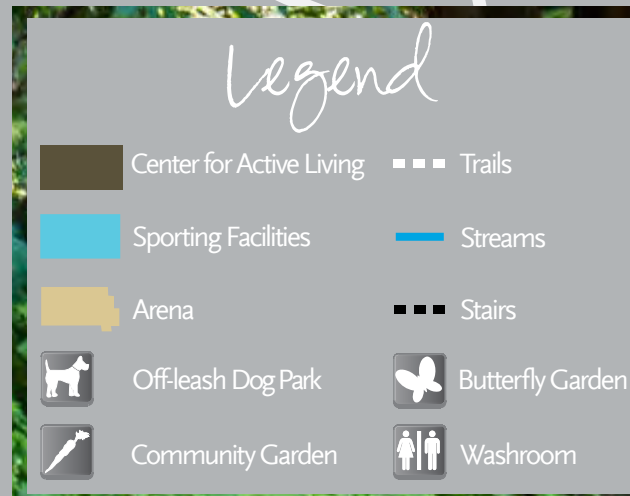
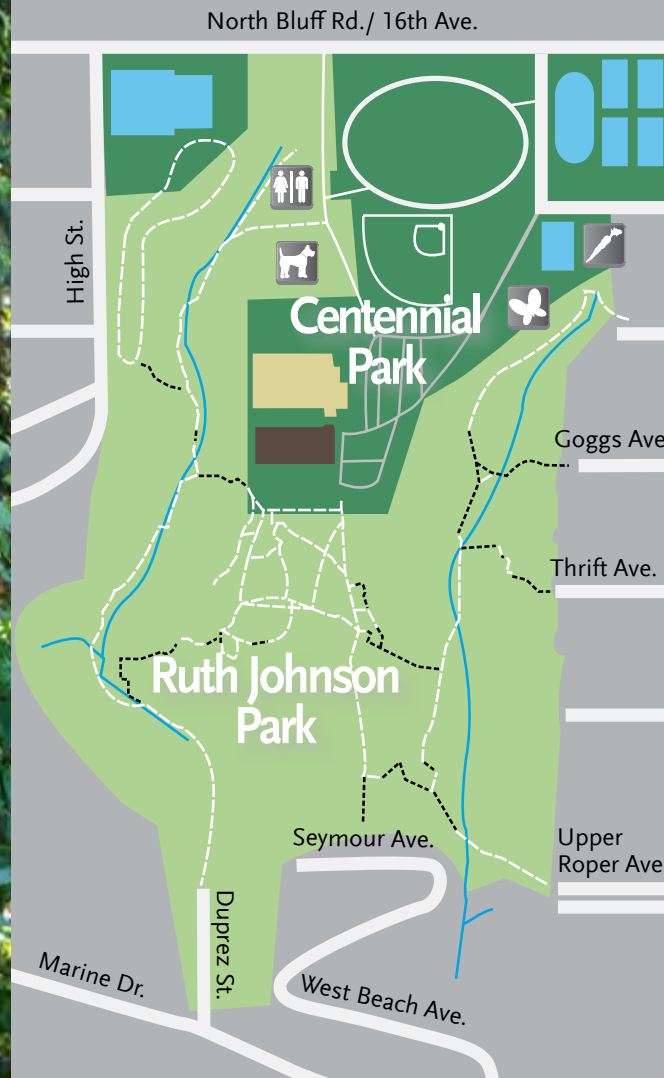


WHITE ROCK
Our City by the Sea!

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!

WHITE ROCK BEACHES

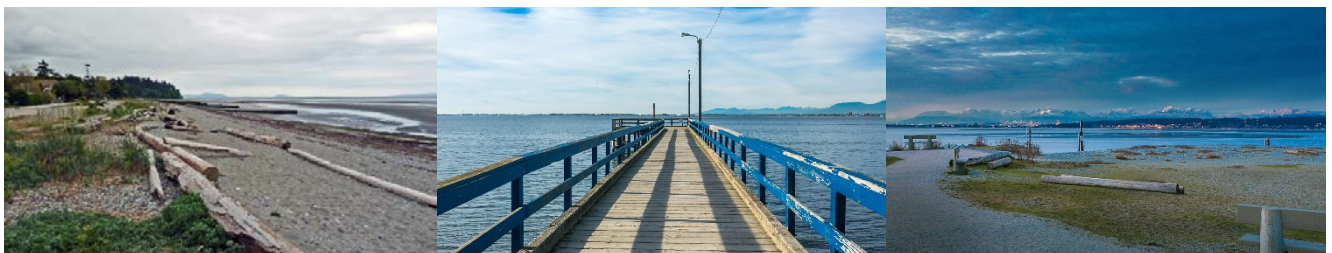
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
5	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
1	Morgan Elementary	Public	229/946	106/811	7.8/10
6	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
2	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
3	Bayridge Elementary	Public	132/946	117/811	7.7/10
4	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
12	Laronde Elementary	Public	271/946	187/811	7.1/10
11	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
8	South Meridian Elementary	Public	361/946	319/811	6.4/10
13	Peace Arch Elementary	Public	640/946	319/811	6.4/10
10	Sunnyside Elementary	Public	382/946	342/811	6.3/10
14	White Rock Elementary	Public	663/946	360/811	6.2/10
15	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
16	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
9	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
2	Elgin Park Secondary	Public	57/253	42/246	7.4/10
1	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10