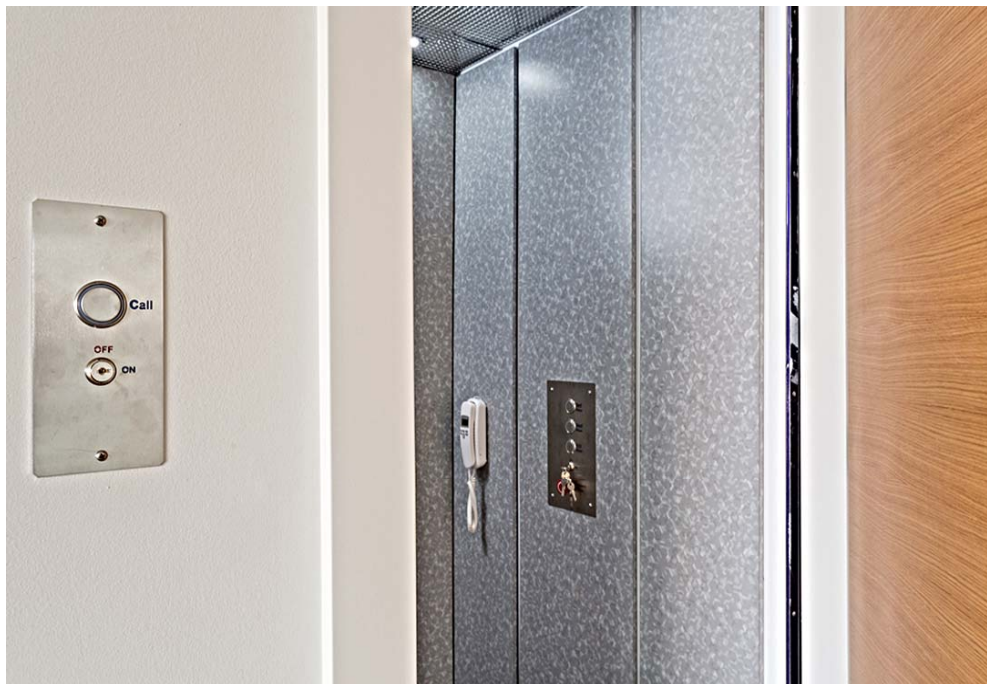










Presented by:

Beebe Cline - PREC

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



Active
R2233943

Board: F
House/Single Family

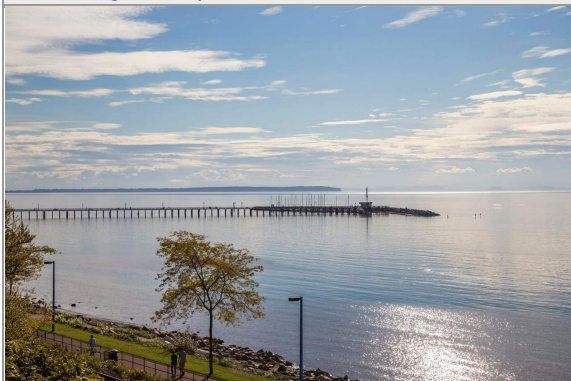
14652 WEST BEACH AVENUE

South Surrey White Rock
White Rock
V4B 2T8

Residential Detached

\$3,438,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.00	Original Price: \$3,438,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2016
Depth / Size: 99	Bathrooms:	5	Age: 2
Lot Area (sq.ft.): 5,050.00	Full Baths:	4	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,837.14
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 011-147-245
			Tour:
View:	Yes: .		
Complex / Subdiv:	White Rock Beach		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **1** Dist. to School Bus: **6**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LT 20 PLAN NWP5729 SEC 10 TWP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	16'8 x 8'8	Bsmt	Recreation	36'6 x 18'3			x
Main	Master Bedroom	17'9 x 15'10	Bsmt	Bar Room	9'2 x 8'4			x
Main	Walk-In Closet	8'4 x 7'9	Bsmt	Bedroom	12'1 x 9'3			x
Main	Bedroom	12'4 x 12'3	Bsmt	Walk-In Closet	8'1 x 5'1			x
Main	Bedroom	10'11 x 10'10	Bsmt	Mud Room	12' x 8'			x
Main	Den	8'9 x 6'4	Bsmt	Laundry	7'6 x 6'3			x
Above	Living Room	18'10 x 18'7			x			x
Above	Kitchen	16'4 x 10'4			x			x
Above	Pantry	8'11 x 5'1			x			
Above	Bedroom	12'0 x 11'9			x			

Finished Floor (Main): **1,384**
Finished Floor (Above): **1,316**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,512**
Finished Floor (Total): **4,212 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,212 sq. ft.**

of Rooms: **16**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Full, Fully Finished**

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

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

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

Ocean View South, White Rock Brand New Home, Contemporary Design w/European Flare. The Beach proximity is right at your door step, kayaks, dog walks, right where you live. All Heated Floors, A/C, Heat pump, HVAC all H/e appli, LED, Control 4 Smart tech home. Solid Core Drs. Ocean rated Westec Windows & sliders, 4212 sq ft 5 bedrm's/ 5 bath + office Elevator services all levels. AEG kitchen with walk in pantry. Concreted hardscapes outdoors minimize maint on decks, balconies & patios, exceeding 1500 sqft, both open & covered with ocean view. Full outdr kitchen, soffit mounted infrared heaters, Napoleon BBQ + fire pit. Schools; Bayridge & Semiahmoo Secondary w/IB program. See flr Plan & Video digital brochure avail. Easy to Show.



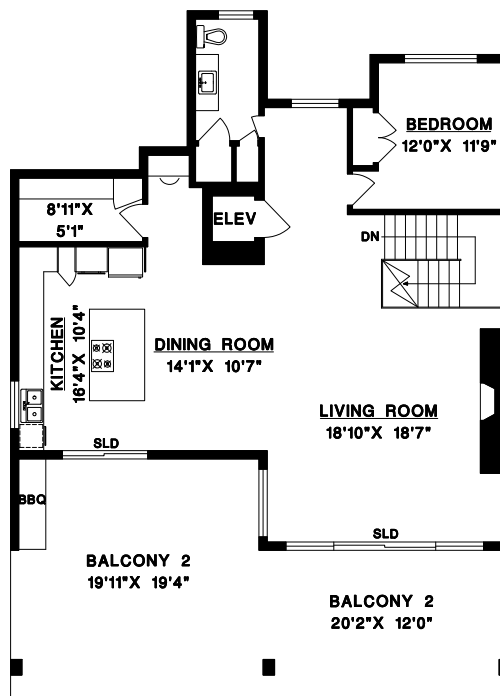
BEEBE CLINE

BUS: 604-531-1909

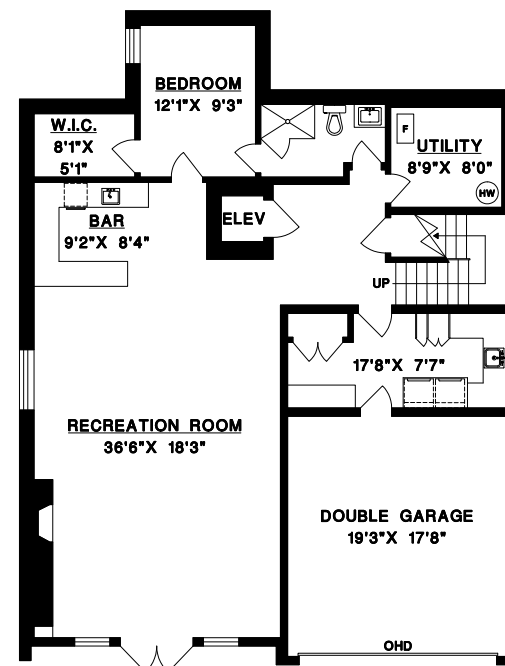
CEL: 604-830-7458

www.whiterocklifestyles.com

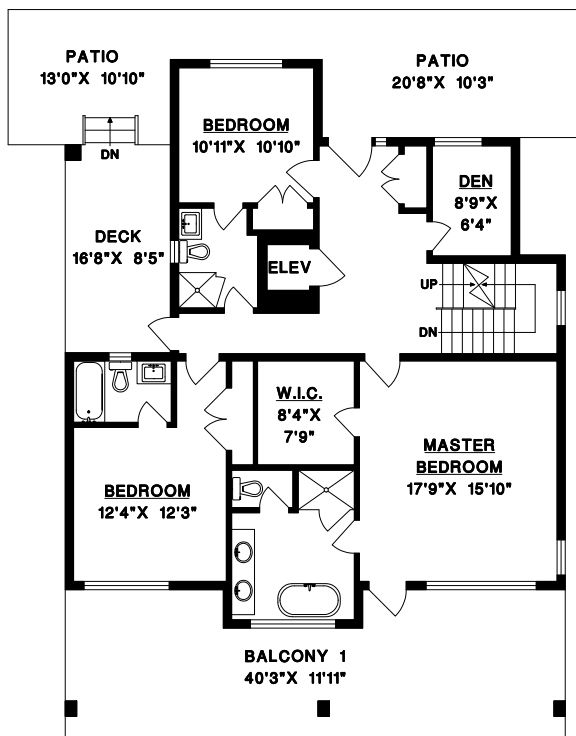
14652 WEST BEACH AVENUE,
WHITE ROCK, B.C.



UPPER FLOOR



LOWER FLOOR



MAIN FLOOR

UPPER FLOOR	1316	SQ. FT.
MAIN FLOOR	1384	SQ. FT.
LOWER FLOOR	1512	SQ. FT.
FINISHED AREA	4212	SQ. FT.

GARAGE	371	SQ. FT.
BALCONY 1	443	SQ. FT.
BALCONY 2	627	SQ. FT.
DECK	140	SQ. FT.
PATIO	401	SQ. FT.



DRAWN BY: CN
DATE: JANUARY 2018
REVISED:





HUGH & McKINNON
REALTY ESTABLISHED 1909



14652 WEST BEACH AVENUE

售價：\$3,438,000

2016 年度身建造

三層 4154 平方呎居室

5 睡房 / 5 浴室

南面全海景

佔地 5050.00 平方呎

地濶：51.00 呎 / 地長：99 呎

Control 4 家居智能系統

升降機達全屋三層

中央空調 - 冷暖熱泵系統

頂級家電

質素卓越時尚設計

校區：Ray Shepherd 小學、Semiahmoo 中學

視頻連結：<https://vimeo.com/253003347>

14652 WEST BEACH AVENUE

Custom Build: 2016

Home: 4,154 sqft on 3 Levels

Lot Size: 5,050 sqft

Zoning: RS-1 One Unit Residential Zone

Panoramic Southern Ocean Views

Bedrooms: 5 / Bathrooms: 5



INTERIOR FEATURES THROUGHOUT:

Elevator Serving All Three Levels

Smart Home Control4 System

Lutron Lighting System

LED Lights

Built-in Speaker System

Viesmann Radiant In-Floor Heating

Central Air Conditioning – Heat Pump for Heating & Cooling

Solid Core Interior Doors

Westech Windows

Built-in Vacuum System

LIVING ROOM:

Size: 18'10 x 18'7

Feature Wall with Contemporary Linear Natural Gas Fireplace

Southern Exposure

Contemporary Stainless Steel & Glass Stairwell



KITCHEN:

Size: 16'4 x 10'4

White Gloss Contemporary Cabinetry with Open/Closed Shelving & Soft Close

Quartz Countertops

Streamline Stainless Pulls

APPLIANCES:

Liebherr Fridge/Freezer with Dual Freezer Drawers

AEG Induction Cooktop (Natural Gas Available)

Overhead Venting with Stainless Steel & Glass (Four Speed)

Porter & Charles Warming Drawer

AEG Convection Oven

AEG Dishwasher

AEG Microwave

Large Island with Storage Drawers, Seating for Four and Electrical Outlets

Double Blanco Sink Above Window

Recycling Drawer with Three Bins

Pantry (8'11 x 5'1) with Built-in Cabinetry & Shelving – Can Be Converted to Wok Kitchen

Covered 627 sqft South Facing Balcony off Kitchen

DINING ROOM:

Size: 14'1 x 10'7

Elevator Access on Top Floor

Contemporary Light Fixture

BEDROOM #1 (UPPER LEVEL)

Size: 12'0 x 11'9

Walk-in Closet

Two Piece Bathroom Across the Hall

MASTER BEDROOM:

Size: 17'9 x 15'10

Walk-in Closet (8'4 x 7'9) with Built-in Cabinetry

Covered 443 sqft South Facing Balcony

Abundance of Windows for Lots of Natural Sunlight

ENSUITE:

5 Piece Ensuite

Under Mount Vanity Lighting

Water Closet

Contemporary Free-Standing Tub

Heated Floors

BEDROOM #2

Size: 12'4 x 12'3

Three Piece Ensuite

Direct South Exposure

BEDROOM #3

Size: 10'11 x 10'10

Three Piece Ensuite

LAUNDRY/MUD ROOM:

Size: 17'8 x 7'7

High Efficient Stem Washer & Dryer

Built-in Cabinetry & Sink

Quartz Folding Area

Tiled Wall

Coat & Shoe Closet Plus Storage Lockers

20 Year Commercial Grade Flooring



RECREATION ROOM:

Size: 36'8 x 18'3

Feature Wall with Linear Gas Fireplace

Wet Bar with Pendant Lighting, Built-in Cabinetry, Bar Fridge & Dishwasher

French Doors to Patio

Elevator Access

BEDROOM #4

Size: 12'0 x 11'8

Three Piece Ensuite (Glass Enclosure Walk-in Shower)

Large Walk-in Closet with Organizers (8'1 x 5'1)

DOUBLE GARAGE:

Size: 19'3 x 17'8

Easy Garage Access to Shore for Paddle Boards & Kayaks

EXTERIOR:

BALCONY OFF KITCHEN/LIVING ROOM WITH SOUTHERN EXPOSURE:

Two Infrared Heaters (Soffit Mounted)

Built-in Napoleon BBQ Wall with Napoleon Gas Fireplace, Prep Sink & Built-in Cabinetry

Outdoor Lighting & Speakers

Frameless Glass Rails with Custom Posts

Polished Concrete Tile



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.

Inspection:

604-541-2135

Tel: 604-541-2136

Fax: 604-541-2153

Inspection Report

NAME:

Apcon

PERMIT No.:

15.058

ADDRESS:

14652 West Beach

SHEET No:

TYPE OF INSPECTION:

Final

DATE:

July 11/17

AREA OF INSPECTION:

SFD + Suite

Building occupancy + Final

Approved

✓

SIGNATURE:

INSPECTOR:

[Handwritten signature]

DATE:

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

**B.C. LAND SURVEYOR'S LOCATION
CERTIFICATE ON LOT 20
SECTION 10 TOWNSHIP 1
NWD, PLAN 5729**

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



SCALE - 1 : 250

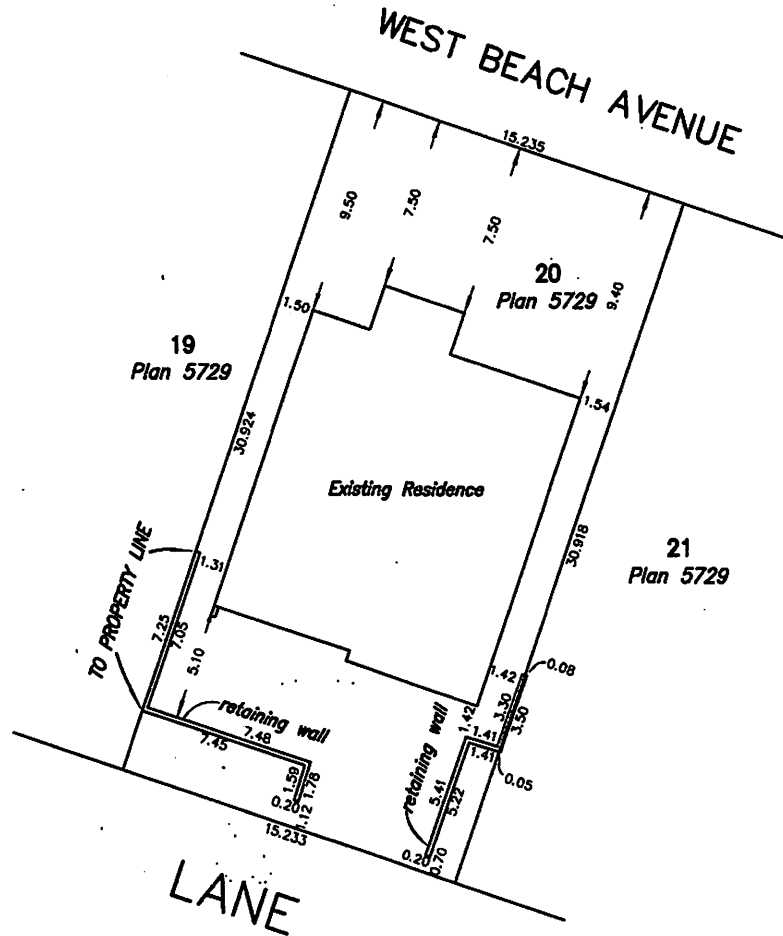
All distances are in metres

CIVIC ADDRESS:

14652 West Beach Avenue
White Rock, B.C.

P.I.D. 011-147-245

List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.
75300C; CA4657533



This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 30th day of

November 2016.

[Signature]
B.C.L.S.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

©CAMERON LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone 597-3777
Fax 597-3783
File: 5914-CE2

WHITE ROCK

My City by the Sea!

Subtrades List

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

NAME OF CONTRACTOR: Apcon Developments Ltd PHONE: 604-723-1414
JOB ADDRESS: 14652 West Beach Ave
PERMIT #: _____ DATE OF ISSUE: _____
TYPE OF CONSTRUCTION: New single family home

TRADE (SUB)	SUB-CONTRACTOR	ADDRESS	PHONE #
EXCAVATING	Chela Excavating Ltd.	New Westminster	778 384 5082
CONCRETE FOUNDATIONS	Lally Framing Ltd.	Surrey	604-613-6900
DRAIN TILE/SEWER	Chela Excavating Ltd.	New Westminster	778 384 5082
FRAMING	Lally Framing Ltd.	Surrey	604-613-6900
MASONRY - GLASS BLOCK	MX Euro Glass Masonry	Surrey	604-788-1676
ROOFING	Newworld Roofing	Surrey	604 502 0522
ROOFING FLASHING	Newworld Roofing	Surrey	604 502 0522
INSULATION	Real Insulation	Surrey	778 848-5552
RE-BAR PLACEMENT	Lehal Rebar	Surrey	604 512 7642
PLUMBING	New dream Plumbing	Surrey	778 387 5062
ELECTRICAL	New Right Wiring	Surrey	604 506 1676
DAMP-PROOFING	Lehal Rebar	Surrey	604 512 7642
DRYWALL Installer	Sidhu Drywall	Surrey	778 316 7151
DRYWALL Taper	Sidhu Drywall	Surrey	778 316 7151
TEXTURED CEILING			
STUCCO APPLICATION	Rancher Stucco	Surrey	604 724 0734
STUCCO WIRE	Rancher Stucco	Surrey	604 724 0734
VINYL DECKING	Newworld Roofing	Surrey	604 502 0522
EXTERIOR FINISH	Rancher Stucco	Surrey	604 724 0734
GAS FITTER	New dream Plumbing	Surrey	778 387 5062
FENCING	PRAL Fence	Surrey	778 055 5574
ELEVATOR INSTALLER	Roberts Lift	Surrey	778 317 5438
SPRINKLER SYSTEM	Fire Buster	Delta	604 544 4440
HEATING/VENTILATION INSTALLER	Harish A/C and heat	Surrey	778 384 4423
POOL CONTRACTOR			
IRRIGATION SYSTEM			
AIR CONDITIONER INSTALLER	Harish A/C and heat	Surrey	778 384 4423
VINYL SIDING/WOOD SIDING	Lakshmi Siding	Surrey	778 700 1736
GUTTERS-DOWNPIPES	New dream Plumbing	Surrey	778 387 5062
SOFFITS	Lakshmi Siding	Surrey	778 700 1736
SKYLIGHTS Installer			
CARPETING Installer	Edgemont Floors	Surrey	604 985 0011
CABINET Installer	Best Home Kitchen	Surrey	604 591 8171
COUNTERTOP Installer	Metre Stone	Surrey	778 881 3740
INTERIOR FINISH-CARPENTER	Scho Interior Finishing	Surrey	778 968 2424
CLOSETS	JSM Glass Doors	Surrey	604 440 3563
SHOWER ENCLOSURE	JSM Glass Doors	Surrey	604 440 3563
CERAMIC TILE	Lehal Tiles	Surrey	604 512 7642
PAINTING	D Plus Painting	Surrey	778 544 5704
FIREPLACE	Vancouver Fireplace	Vancouver	604 732 3470
VACUUM SYSTEMS	Cititech Security	Surrey	604 306 0229
GUARD RAILS-EXTERIOR	PRAL Fence	Surrey	778 055 5574
GUARD RAILS-INTERIOR	PRAL Fence	Surrey	778 055 5574
INTERCOMS/SECURITY	Cititech Security	Surrey	604 306 0229
AUDIO VISUAL SYSTEM	Cititech Security	Surrey	604 306 0229
BLACKTOP/PAVING	City Paving	Surrey	604-723-3029
LANDSCAPING	Sandhu Landscaping	Surrey	778 832 3536

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

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

SIGNED: _____
FOR: Apcon Developments Ltd
BUILDING CONTRACTOR

(<http://www.bchousing.org/licensing-consumer-services>)



BC Housing - New Homes Registry

Search Again

2 new homes found where Street contains "14652 beach" AND City contains "White Rock"
AND Unit type is "Single unit"

White Rock, 14652 West Beach Avenue
White Rock, 14652 West Beach Avenue

Click on the address for more details

Registered with home warranty insurance.

Builder: APCON Developments Ltd.

Visit the Builder Registry (../Licence) for more builder information.

Builder's Warranty Number: 150183

Warranty Commencement Date: not yet available

Warranty Provider: Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

Address: 14652 West Beach Avenue, White Rock BC V4B 2T8

Legal Description: Lot 20 Section 10 Township 1 Part NW 1/4 New Westminster District

PLAN 5729

PID: 011-147-245

Understanding your Search Results

Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when buying or selling an owner-built home (http://www.bchousing.org/publications/RegBulletin_5_BuyingSellingOwner-Built.pdf). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

Can't find the address you are looking for?

Check the 'Search hints' in the registry search box above for tips on how to get best results.

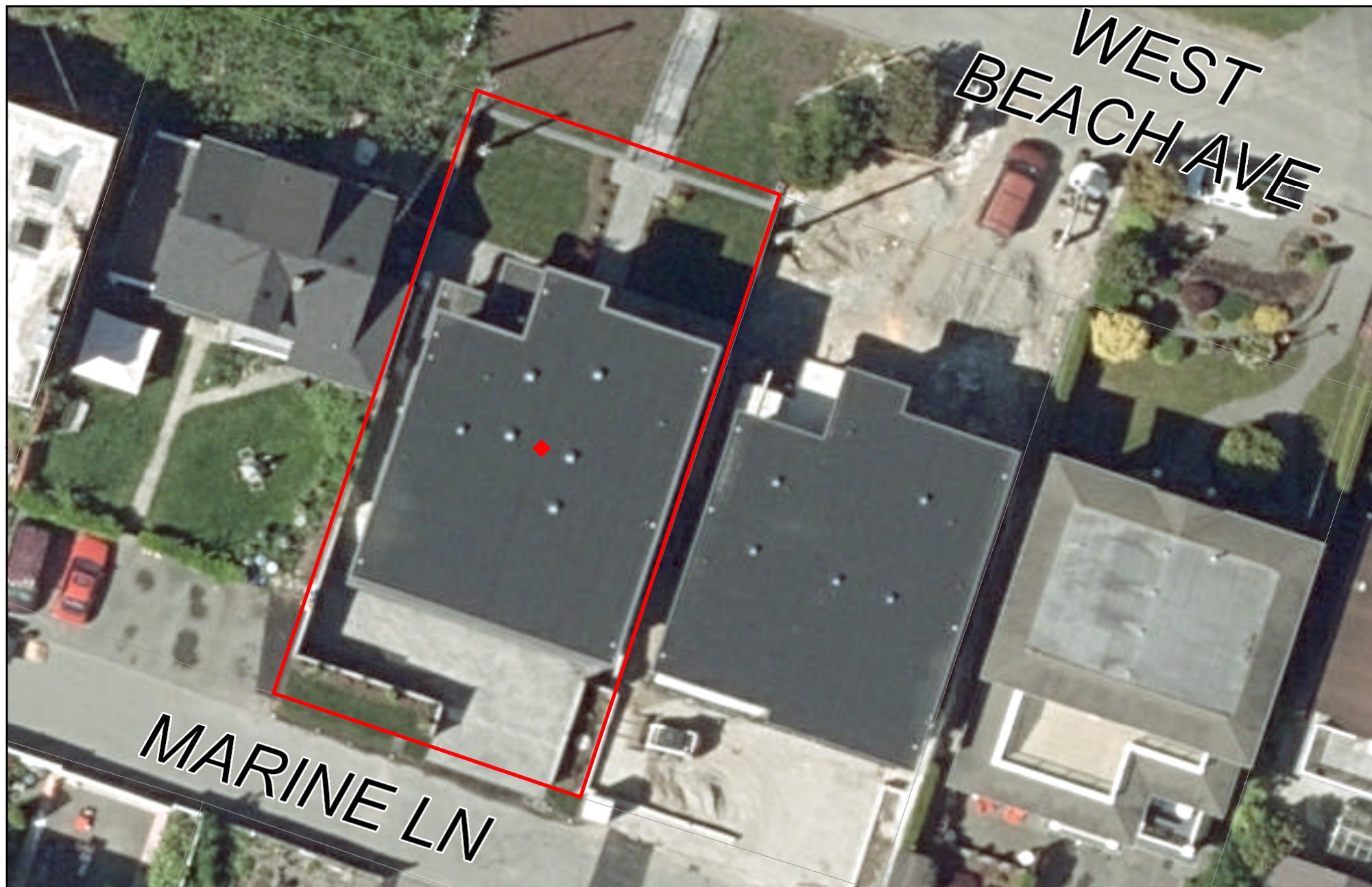
If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the Licensing & Consumer Services Branch toll-free at 1-800-407-7757 for assistance.

IMPORTANT: New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.



W R O M S

City of White Rock Mapping Online System



14652 West Beach 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: 1:250



Map created on: 2018-01-12

WHITE ROCK
My City by the Sea!



**SCHOOL CATCHMENTS:
BAYRIDGE ELEMENTARY
SEMIAMMOO SECONDARY**

WEST BEACH AVE

FRONTAGE: 51.00 FEET

DEPTH: 99.00 FEET

LOT AREA: 5050.00 SQFT.

MARINE LN

14652 West Beach Avenue

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Scale: 1:500

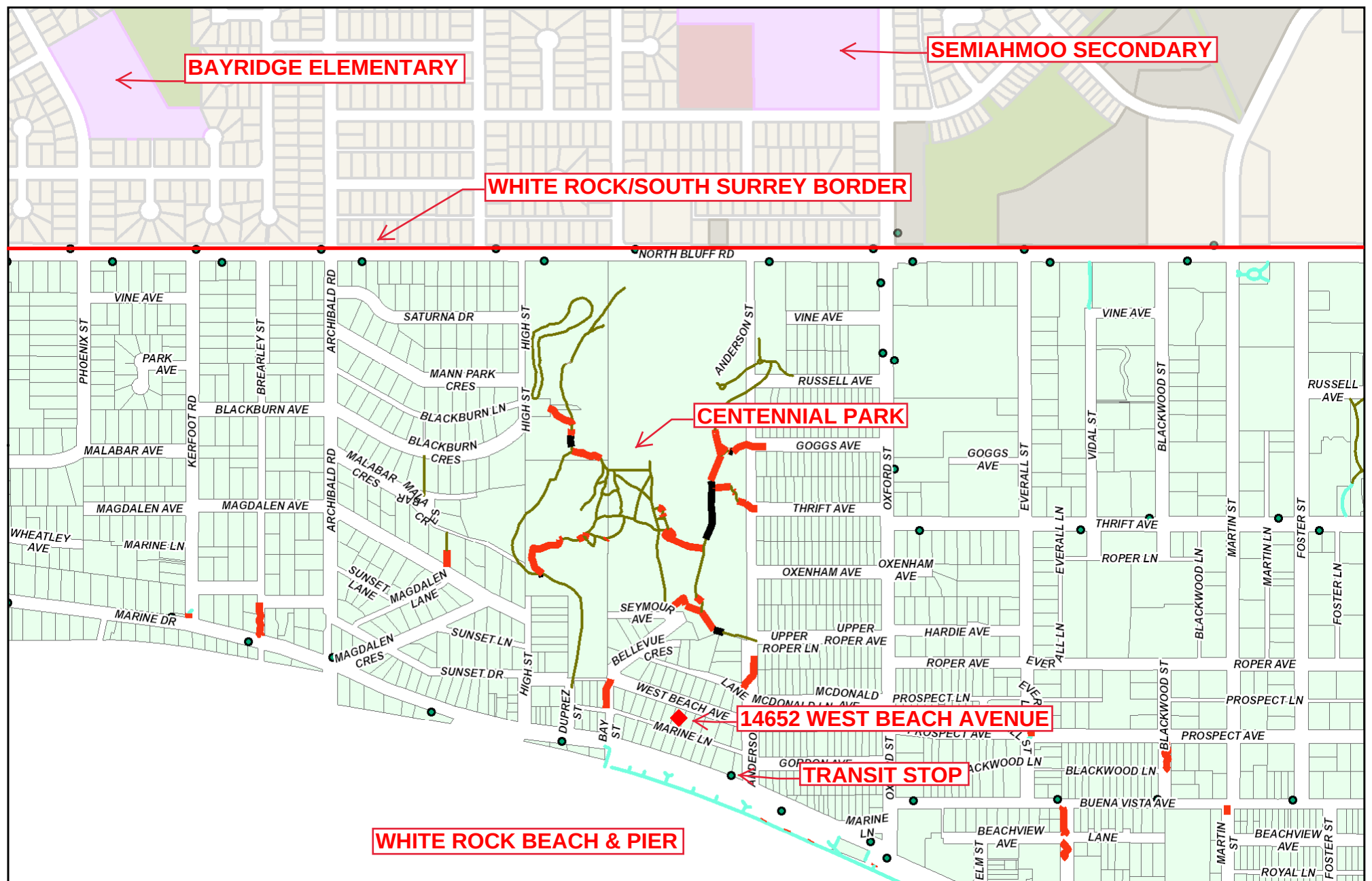


Map created on: 2018-01-12



W R O M S

City of White Rock Mapping Online System



14652 West Beach Avenue

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Scale: 1:7,500



Map created on: 2018-01-12

WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

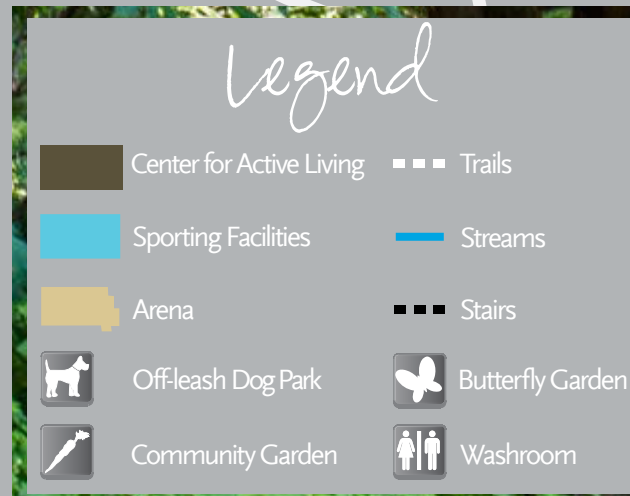
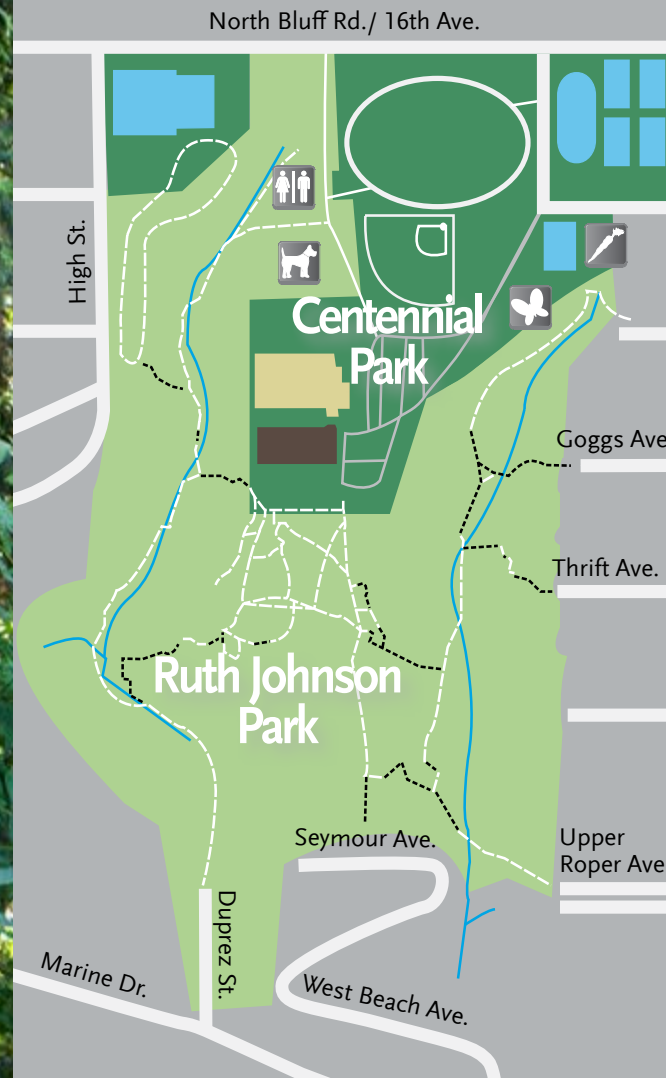


WHITE ROCK
Our City by the Sea!

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!