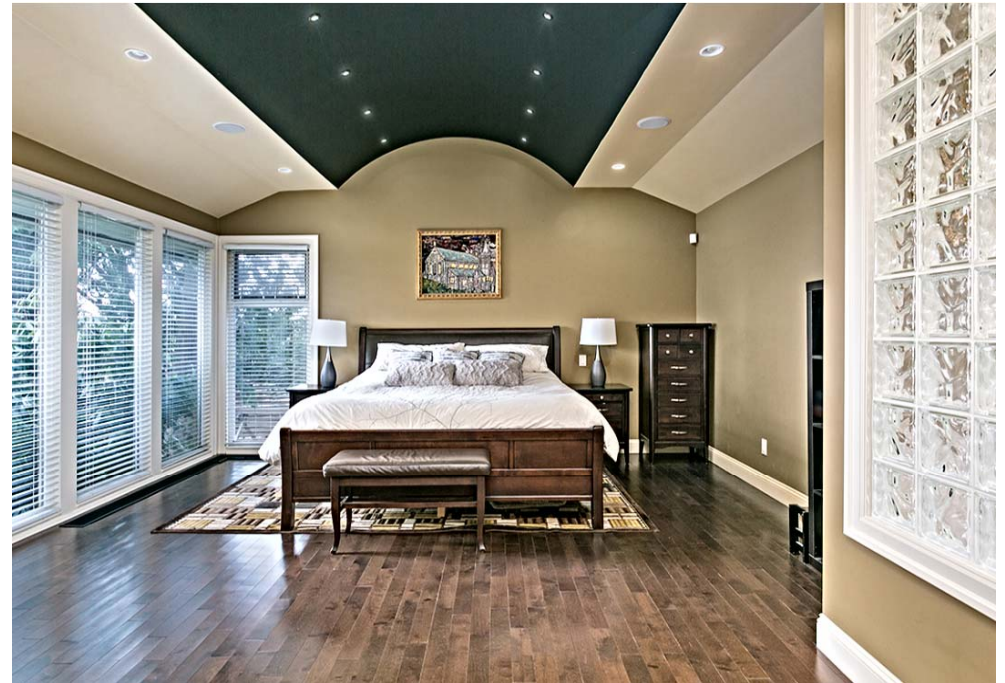










Presented by:
Beebe Cline - PREC

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



Active
R2236716

Board: F
House/Single Family

14564 LOMBARD PLACE

Surrey
Sullivan Station
V3X 1B5

Residential Detached

\$2,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	115.00	Original Price: \$2,599,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 258.00	Bathrooms:	4	Age: 43
Lot Area (sq.ft.): 30,596.00	Full Baths:	4	Zoning: RH
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,107.85
Rear Yard Exp: Southwest			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-178-919
			Tour: Virtual Tour URL

View: **Yes: Ocean West, Parkland, Mountain**
Complex / Subdiv: **Sullivan Station/Panorama**
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Forced Air, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2008**
R.I. Plumbing: **Yes**
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple, RV Parking Avail.**
Dist. to Public Transit: **3 Blks** Dist. to School Bus: **8 Blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Monitored camera alarm system**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP35013 LT 20 DL 232 LD 36.**

Amenities: **In Suite Laundry, Playground, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Cul-de-Sac, Gated Complex, Golf Course Nearby, Greenbelt, Private Setting, Private Yard**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 12'11	Below	Family Room	19'11 x 12'8			x
Main	Living Room	27'6 x 13'10	Below	Office	8'11 x 8'8			x
Main	Master Bedroom	19'6 x 16'1	Above	Playroom	18'9 x 11'10			x
Main	Walk-In Closet	9'1 x 6'11	Above	Bedroom	11'10 x 7'6			x
Main	Office	9'11 x 9'10			x			x
Below	Recreation	22'11 x 14'4			x			x
Below	Media Room	27'1 x 13'2			x			x
Below	Bedroom	12'1 x 8'9			x			x
Below	Bedroom	11' x 9'1			x			
Below	Bedroom	12'5 x 11'4			x			

Finished Floor (Main): **1,609**
Finished Floor (Above): **505**
Finished Floor (Below): **1,598**
Finished Floor (Basement): **551**
Finished Floor (Total): **4,263 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,263 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **4**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full, Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool: **36'0x18'1**
Garage Sz: **24'7x22'8**
Door Height:

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

Estate Property offered in Sullivan Station off Lombard Place The Largest private lot available 30,596 sqft. Impressive 189 feet of road frontage, privacy gated 258 feet on west border & 195 feet on East running south west into greenbelt below. Some Ocean view South West. Home offers 5+ bedrooms, perfect layout for extended family members, see flr plan and video tour on vimeo. Master bedroom Suite on Main with steam shower, f/place, California closets, vaulted domed ceilings w/LED Lighting. Post and Beam Great room Living room w/full wall of windows overlooking multiple trex decks concrete patios, Pool, Hot-tub, Recrms, Media, Over-sized Garage & multiple offices make this a great choice for a home business person-ample storage. Sewer at property line.



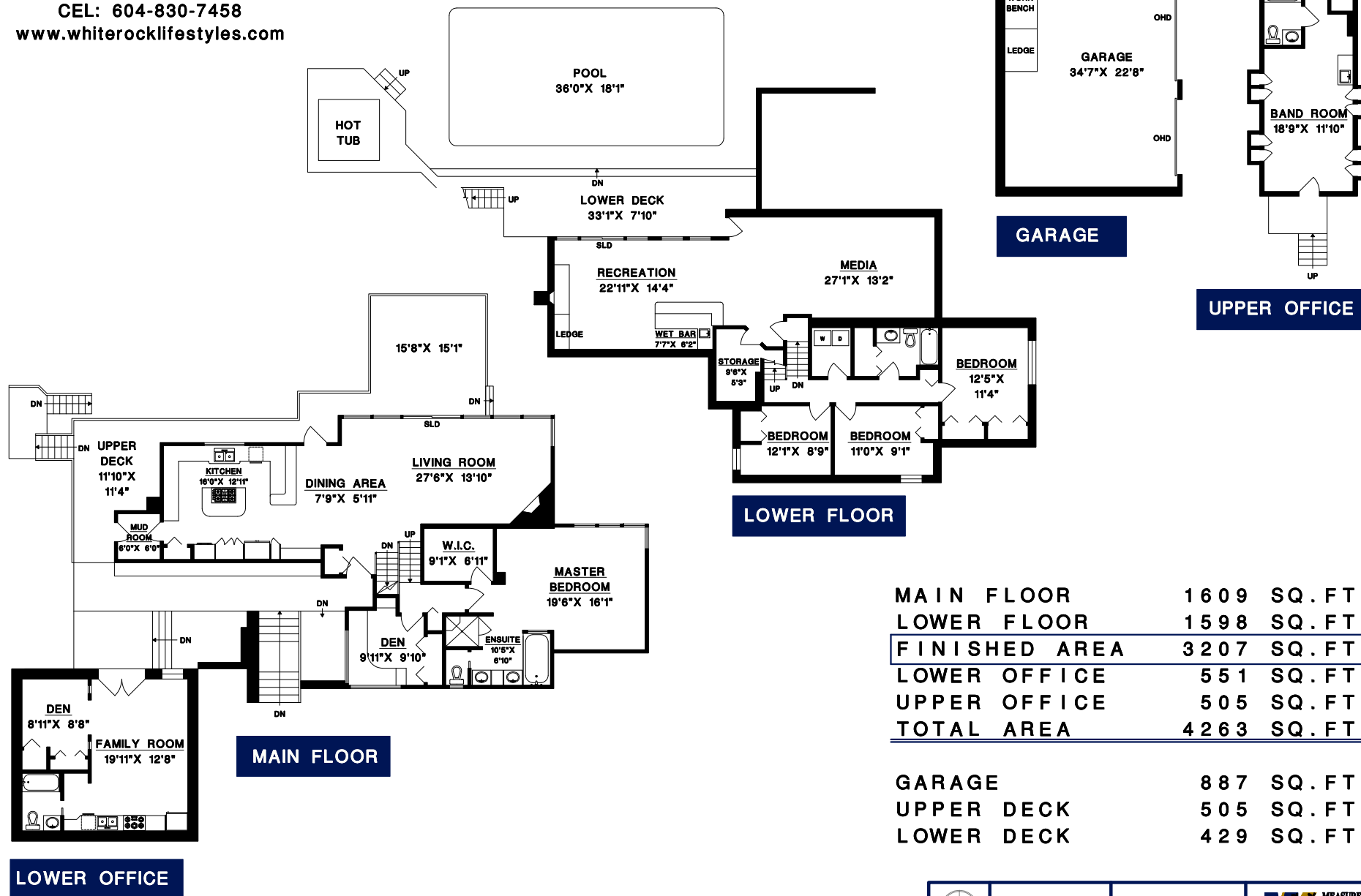
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

14564 LOMBARD PLACE,
SURREY, B.C.



1" = 6'
SCALE

DRAWN BY: JS
DATE: JANUARY 2018
REVISED:



14564 LOMBARD PLACE

Home: 4,263 sqft on 2 Levels Plus Detached 34'7 x 22'8 Garage

Lot Size: 30,596 sqft

Frontage: 115 Feet/Depth: 258 Feet

Zoning: RH – Half-Acre Residential Zone

Bedrooms: 5 / Bathrooms: 4



LIVING ROOM:

Size: 27'6 x 13'10

Vaulted Ceiling with Post & Beam Features

Contemporary Natural Gas Fireplace

Wall of Glass Windows for Ocean & Sunset Views to the West

Lots of Natural Sunlight

Maple Flooring

Large TREX Deck off Living Room



KITCHEN:

Size: 16'0 x 12'11

Extensive Custom Cabinetry with Euro Pull Outs

Quartz Countertops

Raised Eating Bar for Three with Pendant Lighting

Large Island with Storage

Built-in Wine Storage

Double Sink Below Window

Built-in Study Area

500+ sqft South Facing Balcony off Kitchen

APPLIANCES:

Commercial Size Side-by-Side Fridge/Freezer
Natural Gas Cooktop with Commercial Venting
Double Wall Ovens

DINING ROOM:

Size: 7'9 x 5'11
Open Concept
Cast Iron Light Fixture

MASTER BEDROOM ON MAIN:

Size: 19'6 x 16'1
Walk-in Closet (9'1 x 6'11) with Maple Built-in Cabinetry
Floor to Ceiling Windows
Arched Ceiling with LED Lights
Built-in Speakers
Maple Flooring
ENSUITE:
5 Piece Ensuite
Décora His & Her's Double Vanities with Granite
Water Closet
Steam Shower
Tiled Tub Enclosures to Ceiling
Ceramic Flooring



RECREATION ROOM:

Size: 22'11 x 14'4
Natural Gas River Rock Wall
Built-in Bar Wall with Granite
Slate Flooring for Easy In/Out Access to Pool Area

MEDIA ROOM:

Size: 27'1 x 13'2
Digital Projector
Built-in Speakers
Soundproof

BEDROOM #2

Size: 12'5 x 11'4
Dual Walk-in Closets

BEDROOM #3

Size: 11'10 x 9'1
Walk-in Closet
Built-in Study Area

BEDROOM #4

Size: 12'1 x 8'9
Walk-in Closet
Built-in Study Area

DETACHED TRIPLE GARAGE:

Size: 34'7 x 22'8
Built-in Work Bench

ABOVE GARAGE (505 SQFT OFFICE SPACE):

Office Space/Multi-Purpose: 18'9 x 11'10
One Bedroom (11'10 x 7'6)
3 Piece Bathroom
Ample Storage



LOWER LEVEL (551 SQFT OFFICE SPACE)

Separate Entry
Office Space/Multi-Purpose: 19'11 x 12'8
Den (8'11 x 8'8) with Closet Storage
Full Wet Bar

EXTERIOR:

Gated Estate w/Ample Parking including RV
Sewer @ Property Line
Extensive Concrete Hardscape & Driveways
36'0 x 18'1 Rectangular Pool with Rollout Thermal Cover
Low Voltage Night Lights
Tire Swing Playhouse

DATE MAY 12/1972

PERMIT NO. Bldg 53

LOCATION 14564 Lombard Place ZONE R-1

ROLL NO. 5700-19020

OWNER _____ ADDRESS _____

LEGAL DESCRIPTION LT 20 DL 232 PL 35013

ARE THERE ANY BUILDINGS OCCUPYING ANY PORTION OF SAID LAND? No

WHAT ARE THEY BEING USED FOR? _____

PROPOSED LOCATION OF BUILDING ON LAND: FRONT YARD _____

SIDE _____

REAR _____

APPLICATION FOR PERMIT TO Erect

STRUCTURE DESCRIBED AS FOLLOWS: _____

SLDNG 70'4" x 35'10" -

FULL BASKINET ATT DECK

UNATT DOUBLE GARAGE 20'6" x 27'9" -

HEATING _____

LIGHTING ELECTRIC

VALUE _____

NAME & P.O. ADDRESS OF OWNER _____

PHONE NO. _____

NAME & P.O. ADDRESS OF BUILDER _____

BUS. PHONE NO. _____

NAME AND P.O. ADDRESS OF ARCHITECT _____

NAME & P.O. ADDRESS OF PERSON OR PERSONS TO WHOM PERMIT IS TO BE ISSUED: _____

NAME _____

ADDRESS _____

IN CONSIDERATION OF THE GRANTING OF A PERMIT FOR THE ABOVE APPLICATION, I HEREBY CON-
FORM TO THE REQUIREMENTS OF ALL PERTINENT BY-LAWS

SPECIAL NOTE

FEE REQUIRED _____

PLUMBING _____

SEWER or SEPTIC _____

ELECTRIC _____

TOTAL _____

RECEIPT NO. _____

SIGNATURE OF APPLICANT _____

DATE OF ISSUE MAY 31, 1972

LAND SIZE _____

FRONT _____

SIDE _____

REAR _____

FORMS _____

CHIMNEY _____

DRAIN TILE _____

FRAMING 24 2/4 12/13 ADCTS

OCCUPANCY _____

REMARKS _____

SL
53

14564 - Lombard PI (05460)

Renovation

B-08-016305-0-0
BLDG INSP. AREA 3

CITY OF SURREY

BUILDING PERMIT

AREA INSPECTOR:

PROJECT ADDRESS: 14564 - Lombard PI Renovation

LEGAL DESCRIPTION: LT 20 DL 232 PL 35013

ZONE: RH

BUILDING TYPE: Single Family

PERMIT TYPE: Residential C-S

WORK PROPOSED: * See Description

WORK DESCRIPTION:

Installing 2 windows with window wells in basement bedrooms.

P. Eng. Structural as per Christiannse

Inspections required.

LEGAL ACCESS FROM LANE: No

LEGAL ENCUMBRANCES: Yes

COMMENTS:

ISSUED BY:

LLW 

DATE OF ISSUANCE:

WEDNESDAY, JUNE 18, 2008

INSPECTION COPY



SURREY
CITY OF PARKS

OWNER _____

ADDRESS _____

PERMIT NO. _____

CITY OF SURREY
PLANNING & DEVELOPMENT DEPT.
BUILDING DIVISION

14564-LOMBARD PL.
08-16305

☐	FORMS
--------------------------	-------

☐	FRAME
--------------------------	-------

☐	INSULATION
--------------------------	------------

☐	PROVISIONAL APPROVAL
--------------------------	-------------------------

☐	ACCEPTED
--------------------------	----------

☐	NOT ACCEPTED
--------------------------	--------------

☐

Final - OK.

SEP 30/08
DATE

H. G. Green
INSPECTOR



Half-Acre Residential Zone

Part 14 - RH, Half-Acre Residential Zone

Part 14

RH

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended for single family housing on suburban *lots* of one-half acre or larger.

B. Permitted Uses

Amendments: 17290, 12/13/10

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses excluding *poultry farming, mushroom growing, piggeries* or *mink farms*.
4. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 13093, 05/12/97; 14390, 05/22/01; 14519, 10/15/01; 18771, 07/25/16

1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1.0 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section K.1 of this Zone. The *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.] and Sub-section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.].
3. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

(b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - ii. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - (a) Covered area used for parking unless the covered parking is located within the *basement*;
 - (b) The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum

allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- (d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.
- iii. Notwithstanding Sub-section D.3(b)(i), where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

Amendments: 13093, 05/12/97; 18771, 07/25/16

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback**</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use					
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

[108 sq.ft.] in Size

Other Accessory <i>Buildings</i> and <i>Structures</i>	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Buildings</i> for Uses Permitted Under Sec. B.2* & B.3 of this Zone	36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- * These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.
- ** Where the *lot* is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF shall apply.

G. Height of Buildings**Amendments: 12239, 04/18/94; 18414, 03/23/15**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal building: The *building height* shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading**Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 17471, 10/03/11; 18719, 05/30/16; 18771, 07/25/16**

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited as follows:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping**Amendments: 12333, 07/25/94**

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations**Amendments: 17290, 12/13/10**

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: Inserted 14390, 05/22/01

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.
3. In areas other than those specified in Sub-sections D.1 and D.2 of this Zone, *lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,858 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

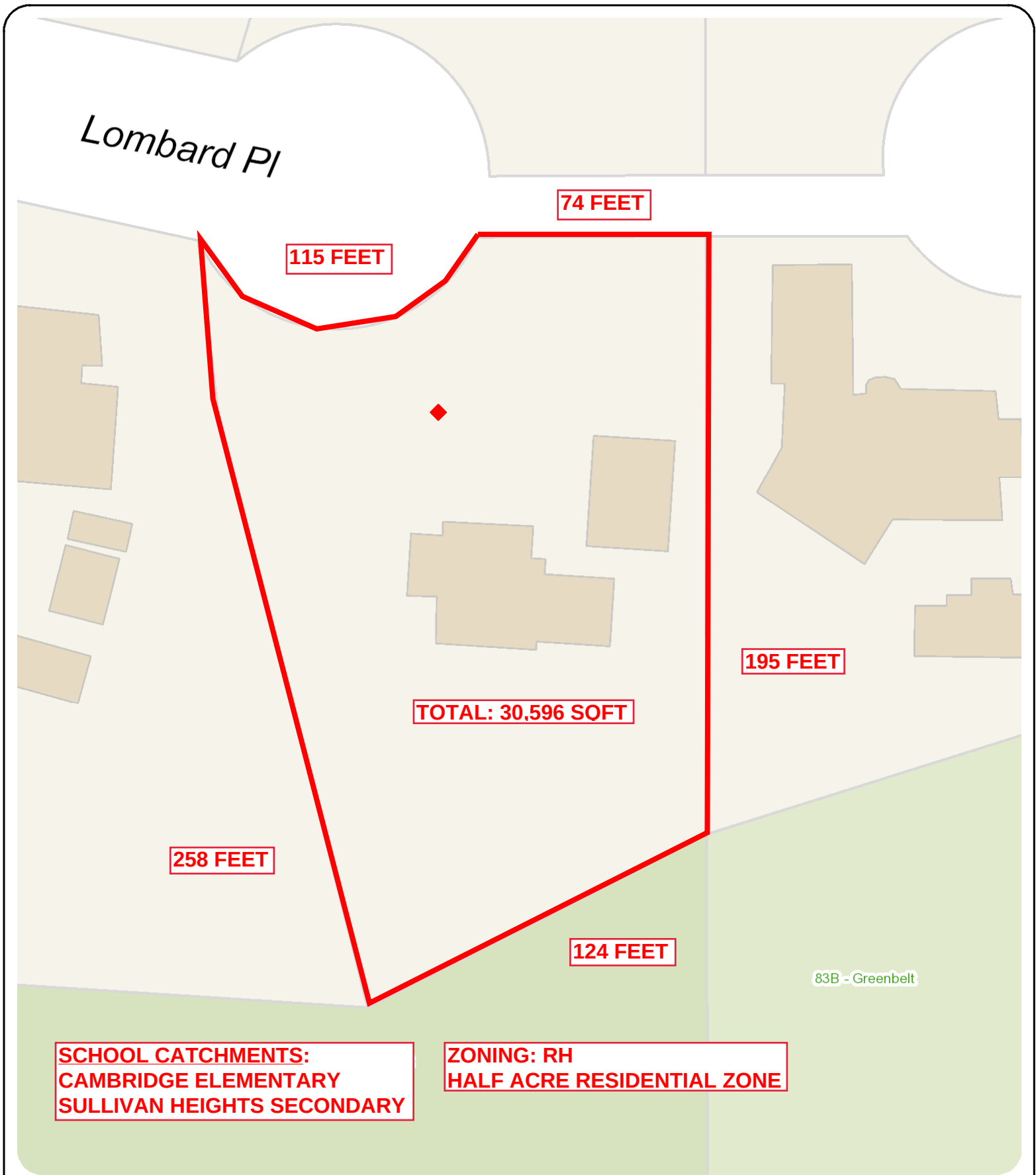
1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".



Scale: 1:500



Map created on: 2018-01-10



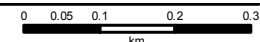
14564 Lombard Place

Scale: 1:500





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



Map created on: 2018-01-10