









Presented by:

Beebe Cline - PREC

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



Active
R2243435
Board: F
House/Single Family

14357 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 3A2

Residential Detached
\$2,999,999 (LP)
(SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$2,999,999**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
Depth / Size: **129** Bathrooms: **5** Age: **24**
Lot Area (sq.ft.): **9,156.00** Full Baths: **5** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$10,302.44**
Rear Yard Exp: **Northwest** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-405-933**
Tour:

View: **Yes: Pacific Ocean & San Juan Island**
Complex / Subdiv: **White Rock Hillside**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2007**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Torch-On**

Total Parking: **8** Covered Parking: **3** Parking Access: **Lane, Side**
Parking: **Garage; Triple, Open, Visitor Parking**

Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT A PLAN NWP21346 PART NE 1/4 SEC 9 TWP 1 NEW WESTMINSTER LD**

Amenities: **Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage, Workshop Attached**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Garage Door Opener, Oven-Built In, Range Top,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	18'11 x 16'0	Main	Foyer	20'1 x 10'10			x
Main	Kitchen	14'11 x 13'5	Main	Living Room	14'10 x 14'9			x
Main	Eating Area	10'8 x 10'0	Main	Kitchen	8'0 x 6'6			x
Main	Dining Room	15'0 x 10'11	Main	Dining Room	22'6 x 11'8			x
Main	Great Room	18'8 x 14'10	Main	Bedroom	10'1 x 9'5			x
Main	Master Bedroom	16'0 x 14'2	Main	Bedroom	13'10 x 10'3			x
Above	Walk-In Closet	12'9 x 7'4	Main	Laundry	7'7 x 4'11			x
Above	Bedroom	12'7 x 11'1						x
Above	Bedroom	10'10 x 9'10						
Above	Laundry	15'1 x 7'0						

Finished Floor (Main): **1,861**
Finished Floor (Above): **2,566**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,427 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,427 sq. ft.**

of Rooms: **17**
of Kitchens: **2**
of Levels: **2**
Suite: **Legal Suite, Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Crawl**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **27'6**
Door Height: **21'5**

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

White Rock 9100 sq.ft. corner lot South/West* w/lane access@Brearley St*Spectacular Ocean Views, Excellent revenue \$\$ Six bedrms, 2 kitchens, 4427 sqft on two flrs, ample private outdr areas & yard. Heated triple garage w/workshop & storage. Home* Nine ft ceilings & radiant in-flr heated hard/wd oak flrs. MPB Construction reno on kitchen w/granite surfaces, Island, eating bar, cabinets, pantry, Sub-Zero, Thermador, Wolf. Spa master ensuite w/marble, Jacuzzi & steam shower. 3 bed up + 3 bed on main. Second living space on main. Multi-generational family or live in help w/elderly or nanny. Home is perfect. Best Schools: Bayridge Elementary & Semiahmoo Secondary w/IB Program. Walk to Shopping, Parks, all walking distance up town*



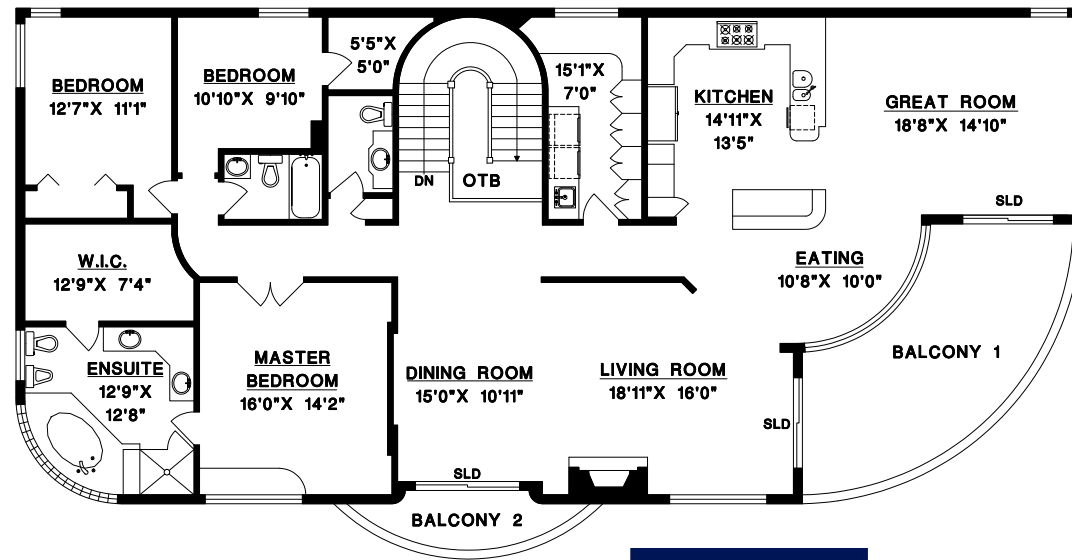
BEEBE CLINE

BUS: 604-531-1909

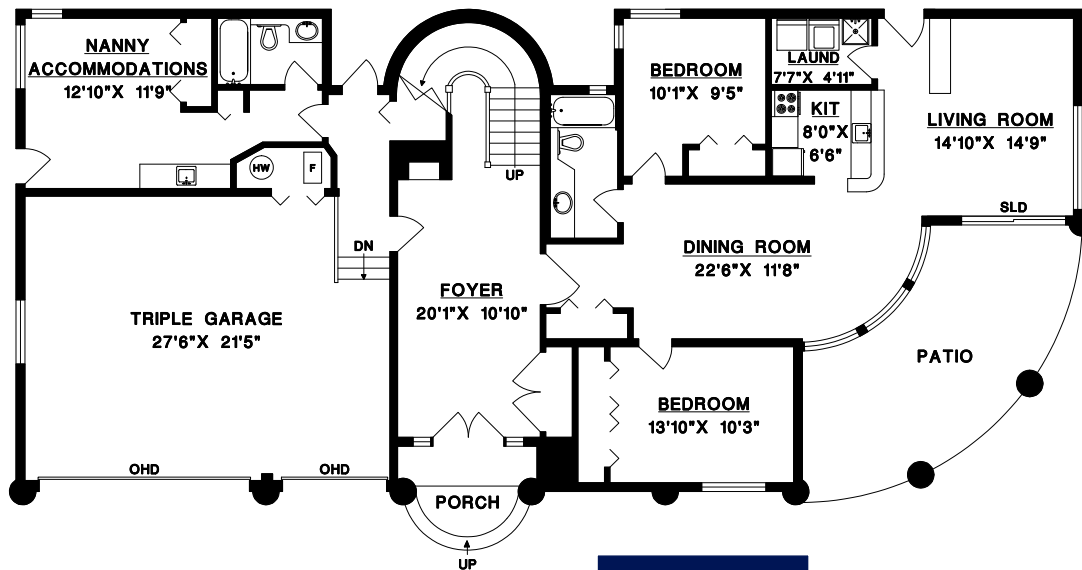
CEL: 604-830-7458

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**14357 BLACKBURN AVENUE,
WHITE ROCK, B.C.**



UPPER FLOOR



MAIN FLOOR

UPPER FLOOR	2566	SQ. FT.
MAIN FLOOR	807	SQ. FT.
2 BED SUITE	1054	SQ. FT.
FINISHED AREA	4427	SQ. FT.

GARAGE	603	SQ. FT.
BALCONY 1	252	SQ. FT.
BALCONY 2	54	SQ. FT.
PATIO	273	SQ. FT.
PORCH	49	SQ. FT.



1" = 6"
SCALE

DRAWN BY: CN
DATE: FEBRUARY 2018
REVISED:





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.: 531-9111
Fax No.: 538-6049

Inspection Report

NAME: Chofra PERMIT No. 80-93
ADDRESS: 14357 Blackburn Ave. SHEET No. 1
TYPE OF INSPECTION: re: Final DATE: July 6/94
AREA OF INSPECTION:

Occupancy - approved.

SIGNATURE:

INSPECTOR: Finch

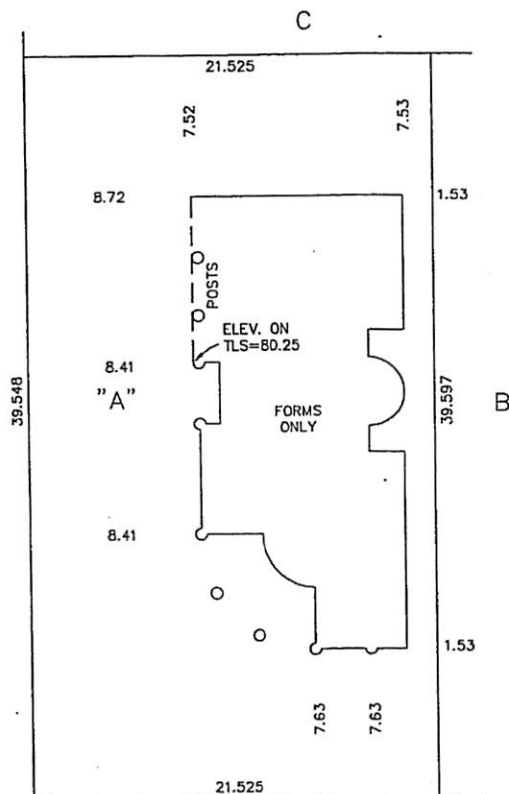
DATE:

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

SCALE— 1: 250



BREARLEY STREET



BLACKBURN AVENUE

**OLSEN, ESSON &
ROWBOTHAM
BRITISH COLUMBIA
LAND SURVEYORS**
#204-15585 24th AVE.,
SURREY, B.C.
V4A 2J4
TELEPHONE : 531-4067

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 correct dimensions of the above described property.

CERTIFIED CORRECT

Dated this 19th day of August, 1993

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Our File - 10462-A

14357 BLACKBURN AVENUE				
PROPERTY COST		Amount		
List Price		\$ 2,999,999.00		
REVENUE		Monthly Rent	Monthly	Yearly
Tenant Up			\$3,300.00	\$39,600.00
Tenant Down			\$1,300.00	\$15,600.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	y	\$10,302.44	\$858.54	\$10,302.44
Insurance	Y	\$3,948.00	\$329.00	\$3,948.00
Hydro	Y	\$1,186.81	\$98.90	\$1,716.00
Gas	Y	\$1,838.79	\$153.23	\$1,212.00
Utilities	Y	\$470.38	\$39.19	\$470.38
Building Maintenance		5%	\$165.00	\$1,980.00
Total Expenses			\$ 1,643.86	\$ 19,628.82
The Math			Monthly	Yearly
Net Operating Income (NOI)			\$ 2,964.26	\$ 35,571.18

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



**SCHOOL CATCHMENTS:
BAYRIDGE ELEMENTARY
SEMAHMOO SECONDARY**

BREARLEY ST

DEPTH: 129.70 FEET

FRONTAGE: 70.60 FEET

BLACKBURN AVE

LOT AREA: 9,156.00 SQFT.

14357 Blackburn 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: 1:500



Map created on: 2018-02-20



W R O M S

City of White Rock Mapping Online System



14357 Blackburn Avenue

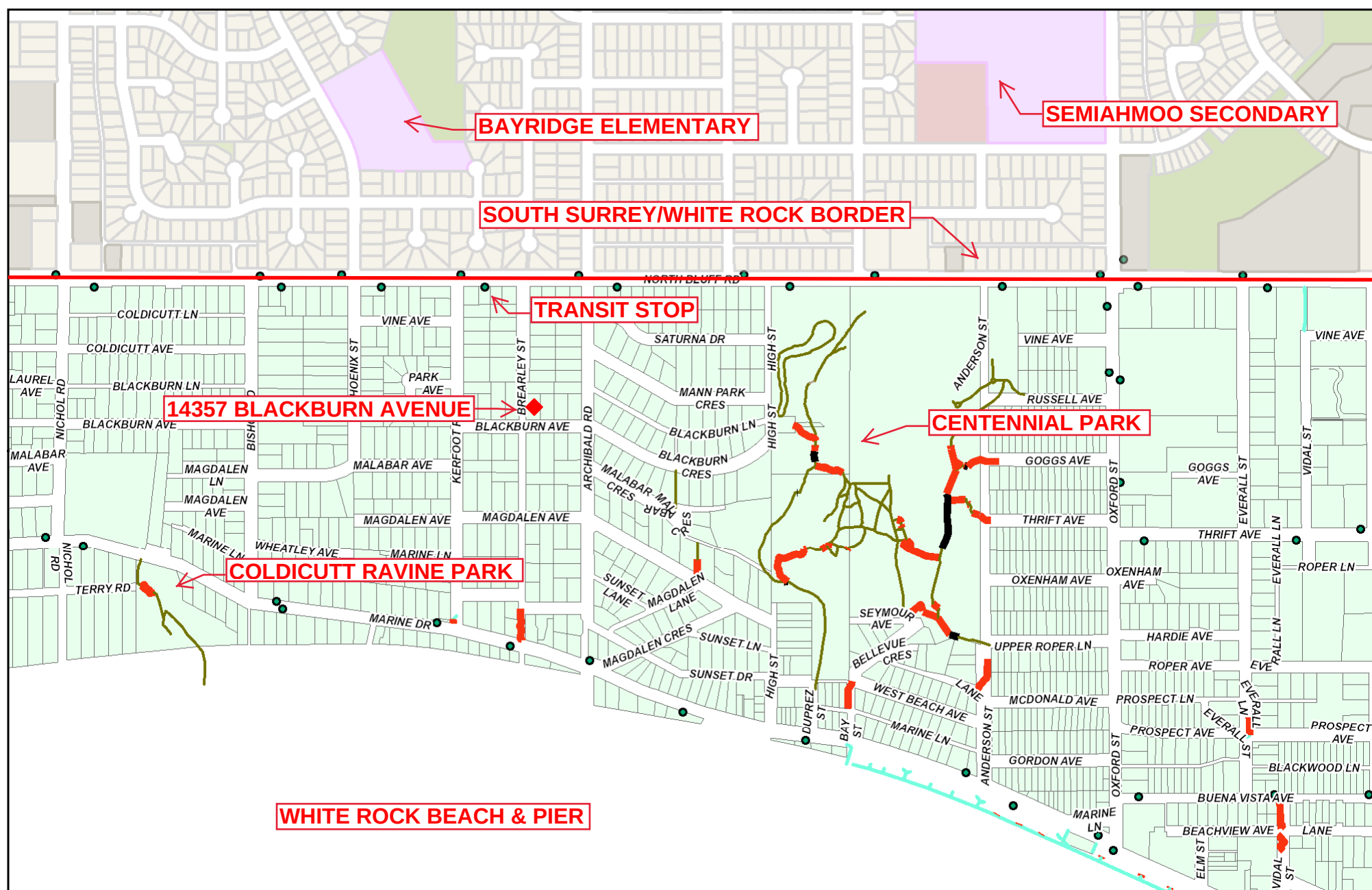
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Scale: 1:500



Map created on: 2018-02-20

WHITE ROCK
My City by the Sea!



14357 Blackburn Avenue

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Scale: 1:8,000



Map created on: 2018-02-20

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2015/2016

	Elementary Schools	Public/Private	2015/16 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Morgan Elementary	Public	74/956	90/780	8.6/10
2	Rosemary Heights Elementary	Public	86/956	90/780	8.4/10
3	Bayridge Elementary	Public	110/956	96/780	8.0/10
4	Crescent Park Elementary	Public	110/956	147/780	8.0/10
5	Semiahmoo Trail Elementary	Public	131/956	137/780	7.8/10
6	Chantrell Park Elementary	Public	163/956	90/780	7.5/10
7	Ocean Cliff Elementary	Public	241/956	147/780	7.1/10
8	South Meridian Elementary	Public	326/956	305/780	6.6/10
9	Jessie Lee Elementary	Public	344/956	468/780	6.5/10
10	Sunnyside Elementary	Public	388/956	380/780	6.3/10
11	Ray Shepherd Elementary	Public	418/956	265/780	6.2/10
12	Laronde Elementary	Public	438/956	154/780	6.1/10
13	Peace Arch Elementary	Public	461/956	291/780	6.0/10
14	White Rock Elementary	Public	518/956	305/780	5.7/10
15	H.T. Thrift Elementary	Public	591/956	344/780	5.4/10
16	Pacific Heights Elementary	Public	685/956	535/780	5.0/10
	Private Schools		2015/16 Ranking		
1	Southridge	Private	1/956	1/780	10.0/10
2	Star of the Sea	Private	30/956	22/780	9.7/10
3	White Rock Christian	Private	210/956	210/780	7.2/10
	Secondary Schools		2015/16 Ranking		
1	Semiahmoo Secondary	Public	36/293	39/264	7.9/10
2	Elgin Park Secondary	Public	50/293	39/264	7.5/10
3	Earl Marriott Secondary	Public	91/293	90/264	6.8/10



North Bluff Road/16th Avenue

Did you know?
You can avoid the crowds by parking at Centennial and walking to the beach through the ravine trails.

Did you know?
Irene Maccaud Nelson sold this plot to the City of White Rock in 1968. She named it for her father, Francis Maccaud, an Episcopalian minister in Blaine near the turn of the century.

Did you know?
Barge Park is not named after a container ship but after William R. Barge, a White Rock pioneer and World War I veteran who ran the town's first hardware store.

Did you know?
Bryant park's name honours George Bryant, a professional gardener who landscaped City Hall and often played Santa Claus at Christmas dinners for the needy.

Did you know?
Peace Arch Elementary Park was named for the Peace Arch at the U.S./Canada boundary, built in 1921 to celebrate 100 years of peace between the two countries.

Did you know?
From the 1920s to the 1940s, Coldicutt Ravine was used for beach access by guests of Tom Coldicutt's villa. The land that is now Coldicutt Park was sold to the City of Surrey in 1947 and White Rock took it over upon incorporation.

Did you know?
In earlier times, it was possible to stand on the beach and hear the Nine O'Clock Gun (about a minute and half late), 23 miles away in Stanley Park.

Did you know?
Lions Park was opened in 1999 to commemorate the 125th anniversary of the Royal Canadian Mounted Police.

City of White Rock Parks

Legend

Municipal Boundary	Benches	Playground	Tennis Courts
Trails & Walking Routes	Washrooms	Soccer Field	Lacrosse Box
Stairs	Drinking Fountains	Fitness Circuit	Lawn Bowling
Picnic Facilities	Viewpoint/Landscaping	Baseball Diamond	Horseshoe Pitch



To the Canada/U.S. border >