



















Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R2272858**

Board: F  
1/2 Duplex

**1219 MARTIN STREET**

South Surrey White Rock  
White Rock  
V4B 3W2

Residential Attached

**\$2,488,000 (LP)**

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,488,000**  
Meas. Type: **Feet** Frontage (metres): **20.12** Approx. Year Built: **1989**  
Depth / Size (ft.): **138** Bedrooms: **2** Age: **29**  
Lot Area (sq.ft.): **4,100.00** Bathrooms: **3** Zoning: **RT-1**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$6,072.64**  
Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
Exposure: **South** Maint. Fee: **\$0.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **015-208-915**  
Mgmt. Co's Name: **self managed** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: View: **Yes: Panoramic Ocean Views**  
Complex / Subdiv: **White Rock Beach**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Corner Unit**  
Construction: **Concrete Frame, Frame - Metal**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing: **Yes**  
R.I. Fireplaces:  
# of Fireplaces: **2**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open, Visitor Parking**  
Locker:  
Dist. to Public Transit: **1/2 Blk**  
Units in Development: **2** Dist. to School Bus: **2 Blks**  
Title to Land: **Freehold Strata**  
Total Units in Strata:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Management**  
Legal: **PL NWS3115 LT 1 LD 36 SEC 10 TWP 1. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
Amenities: **Garden, Guest Suite, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 7'7	Below	Walk-In Closet	1'7 x 6'4			x
Main	Living Room	17'8 x 14'8	Below	Den	14'9 x 14'7			x
Main	Dining Room	14'8 x 13'1	Below	Recreation	21'1 x 21'7			x
Main	Kitchen	12'9 x 11'2	Below	Kitchen	8'7 x 8'6			x
Main	Eating Area	12'9 x 7'3			x			x
Main	Master Bedroom	21'1 x 14'10			x			x
Main	Laundry	10' x 7'			x			x
Main	Walk-In Closet	0' x 0'			x			x
Main	Walk-In Closet	0' x 0'			x			x
Below	Bedroom	18'9 x 14'8			x			

Finished Floor (Main):	<b>1,935</b>	# of Rooms: <b>14</b>	# of Kitchens: <b>2</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,484</b>	Restricted Age:			2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>No</b>	3	Below	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,419 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz: <b>19'8x19'7</b>
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>			5				Door Height: <b>7'</b>
Grand Total:	<b>3,419 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>			6				
					7				
					8				

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

**White Rock Beach View, Timeless Design, Concrete Construction. Architecture by Mark Ankenman & Quality Build by Evanish Holdings, Cantilever style honoring Frank Lloyd Wright. Protected Ocean views & privacy at home. Lovely Sunsets to the West from the Living Rm w/ views right over WR Pier South. Comfortable floor plan on 2 floors 3,419 sqft of gracious living space, Double Garage access too Kitchen Level, living rm & Master bedrm suite, Ideal flr plan, Multi-generational, In-law suite or extended care/live in @ separate level. Tiered landscaped blooming, fragrant rose gardens. Office w/ view of cascading water feature & Koi Pond. Concrete patios & decks both open & covered 530 sft. w/ frame-less glass railings. Walk to shopping, Pier & Schools : White Rock Elem & Semi Sec w/ IB Program. New Roof 2015\***



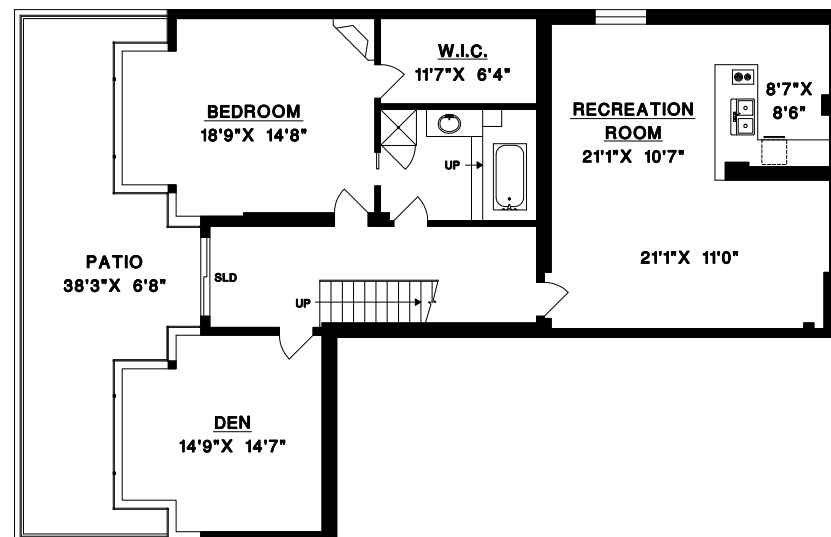
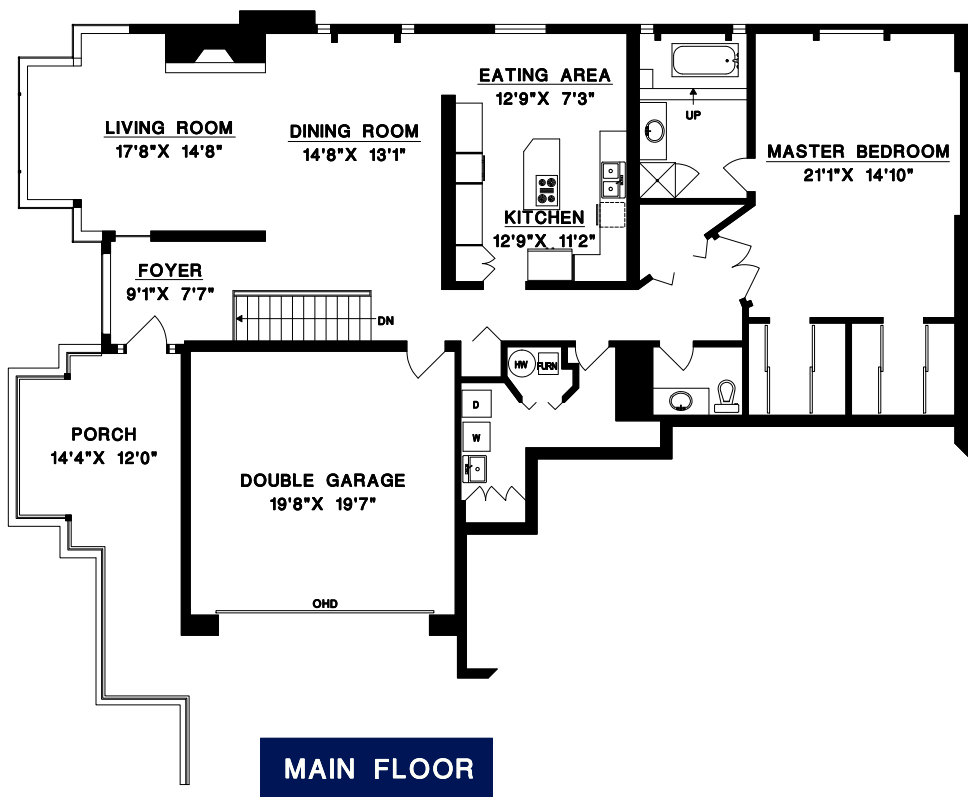
**BEEBE CLINE**

BUS: 604-531-1909

CEL: 604-830-7458

[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

**1219 MARTIN STREET,  
WHITE ROCK, B.C.**



MAIN FLOOR	1935	SQ. FT.
LOWER FLOOR	1484	SQ. FT.
FINISHED AREA	3419	SQ. FT.

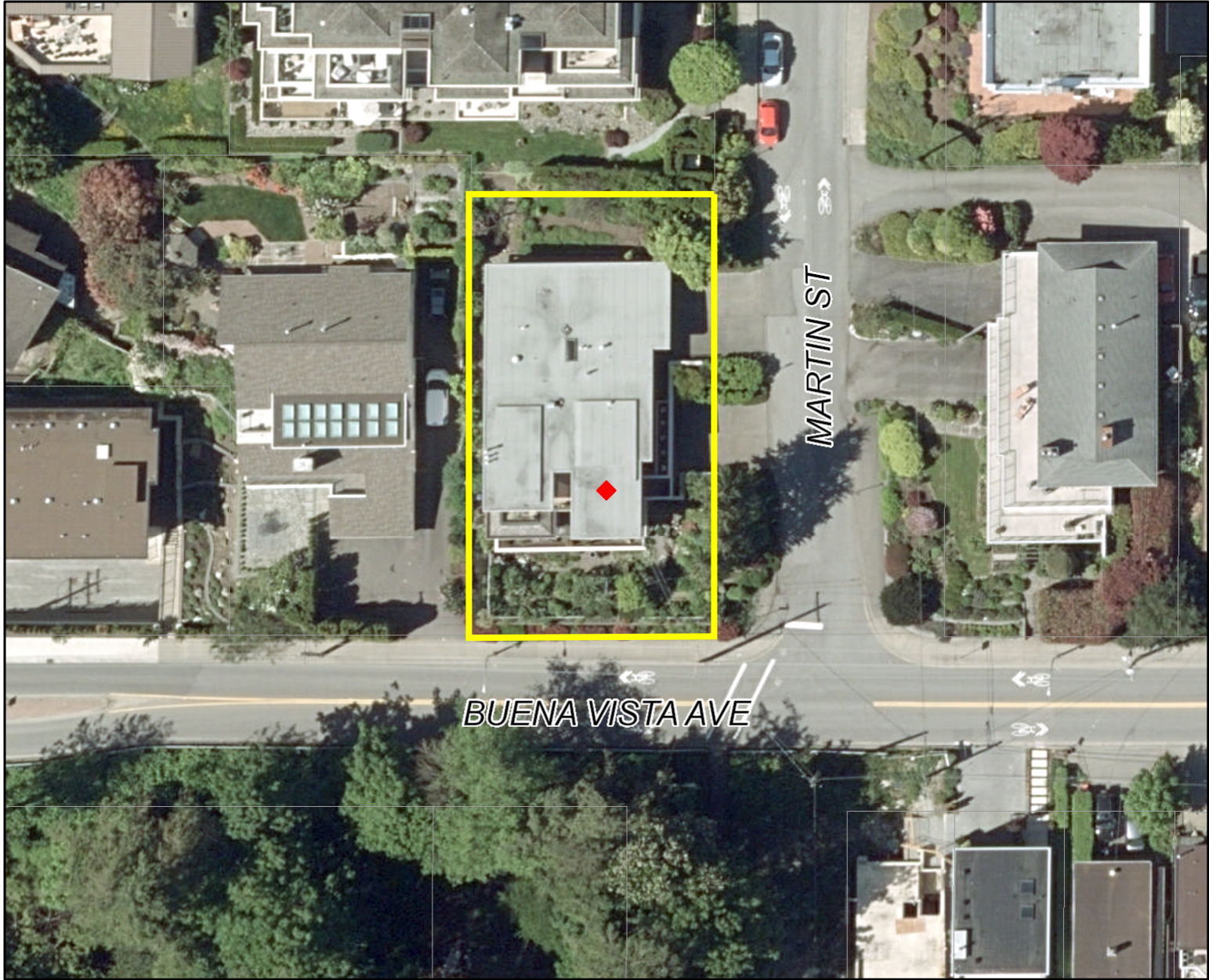
GARAGE	435	SQ. FT.
PATIO	337	SQ. FT.
PORCH	193	SQ. FT.



DRAWN BY: JS  
DATE: MAY 2018  
REVISED:







- Legend
- Road Names250\_1000
  - Address Points
  - Lots (outlines)

1219 Martin Street

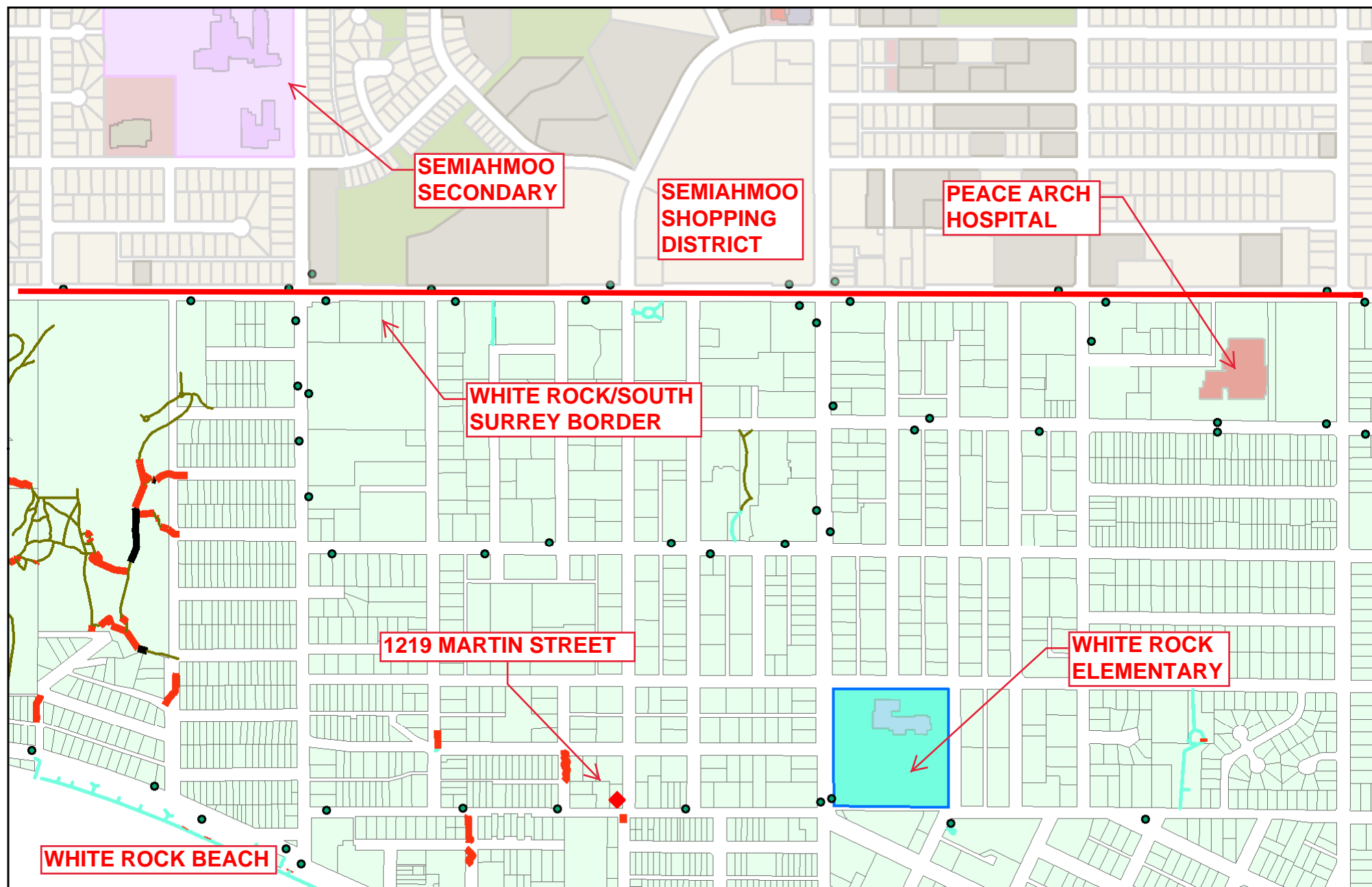
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Scale: 1:500



Map created on: 2018-04-10





1219 Martin Street

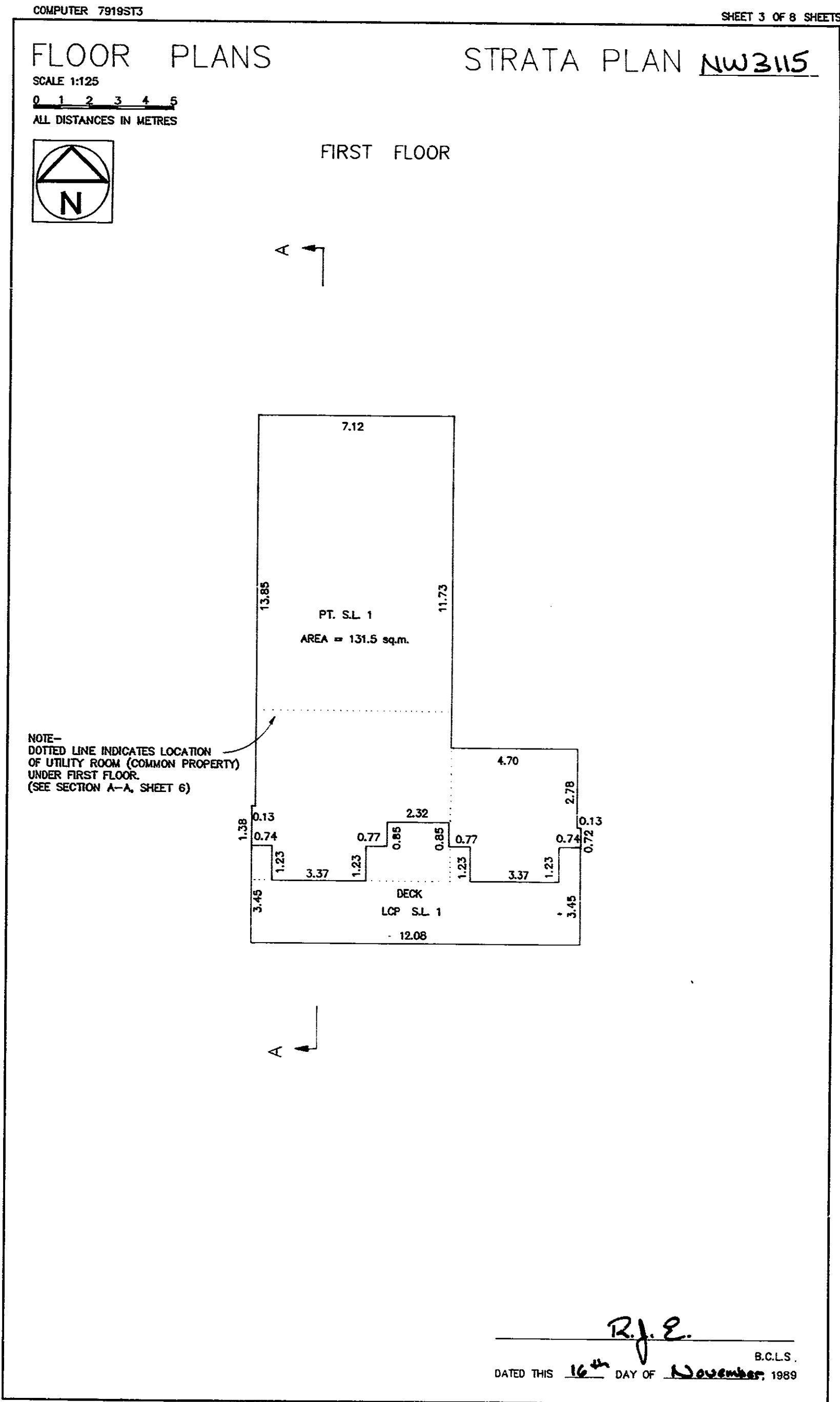
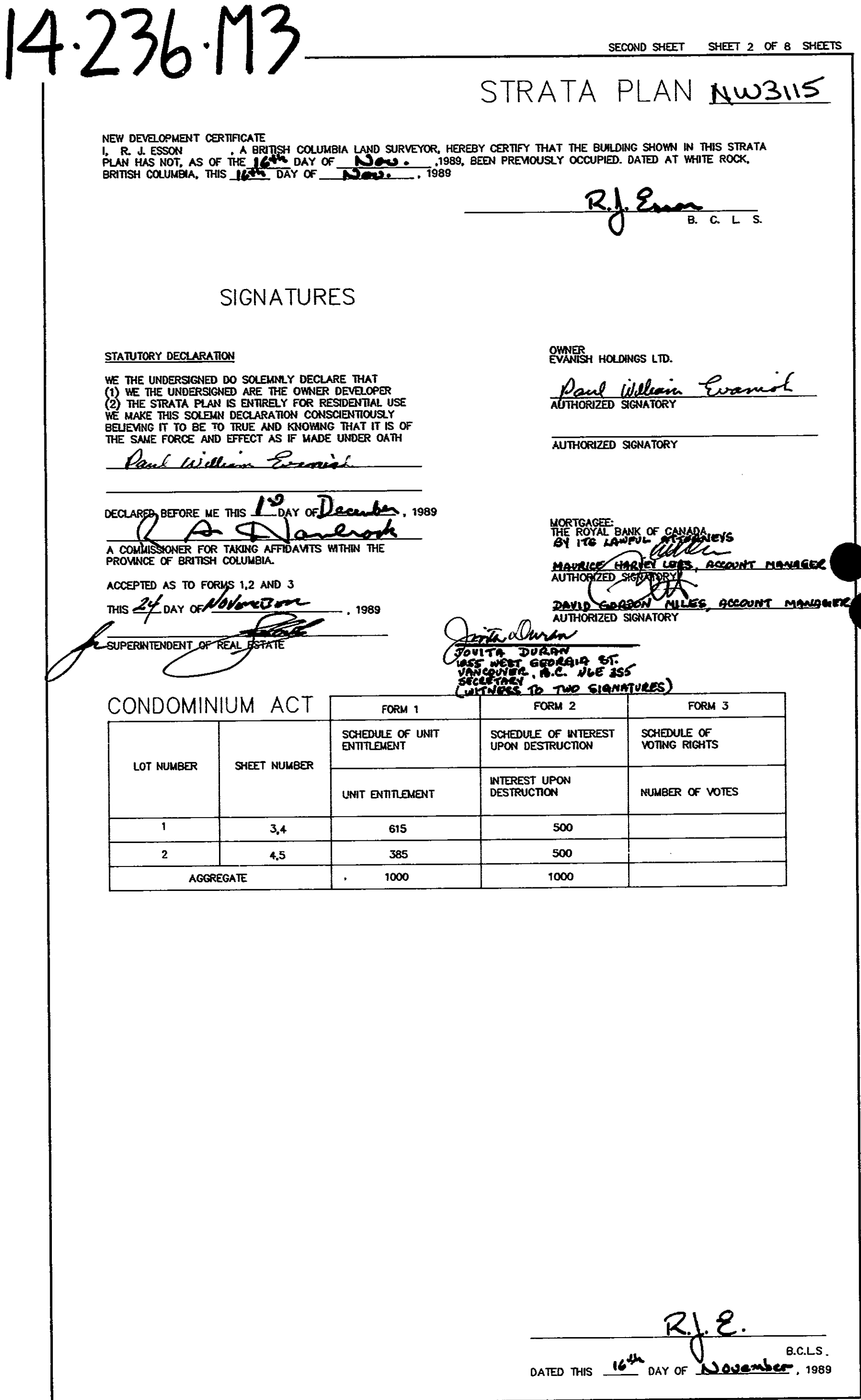
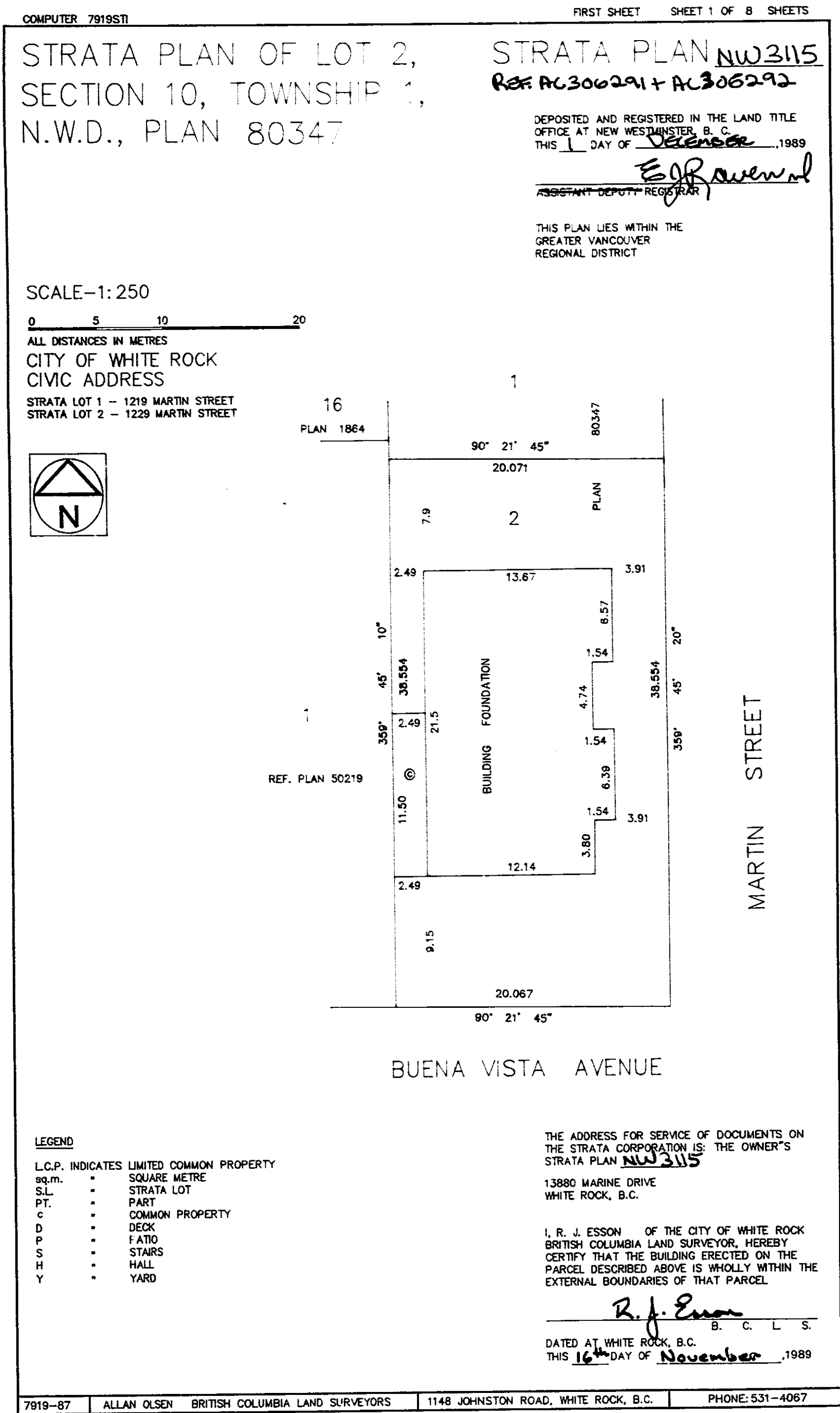
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Scale: 1:8,000

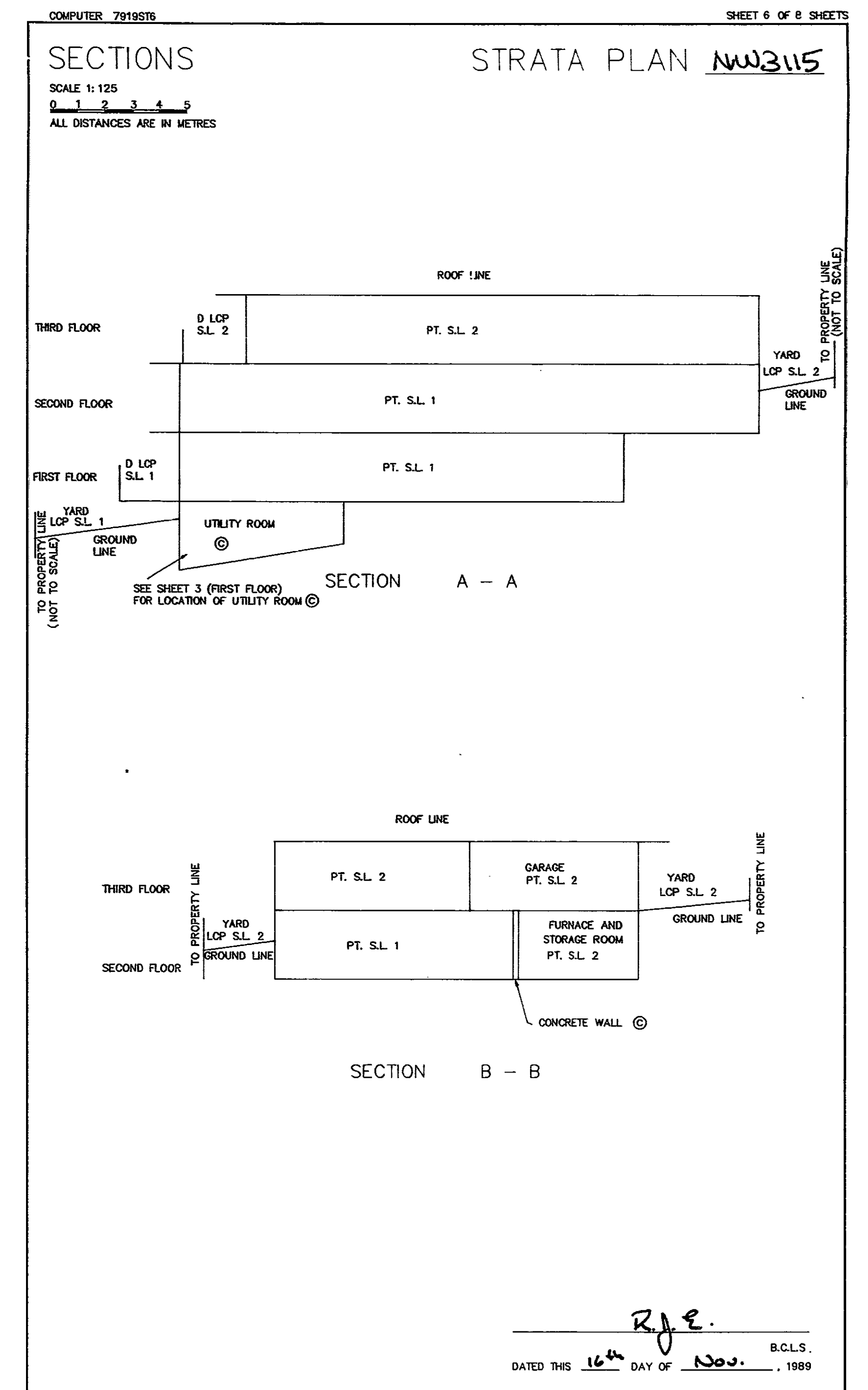
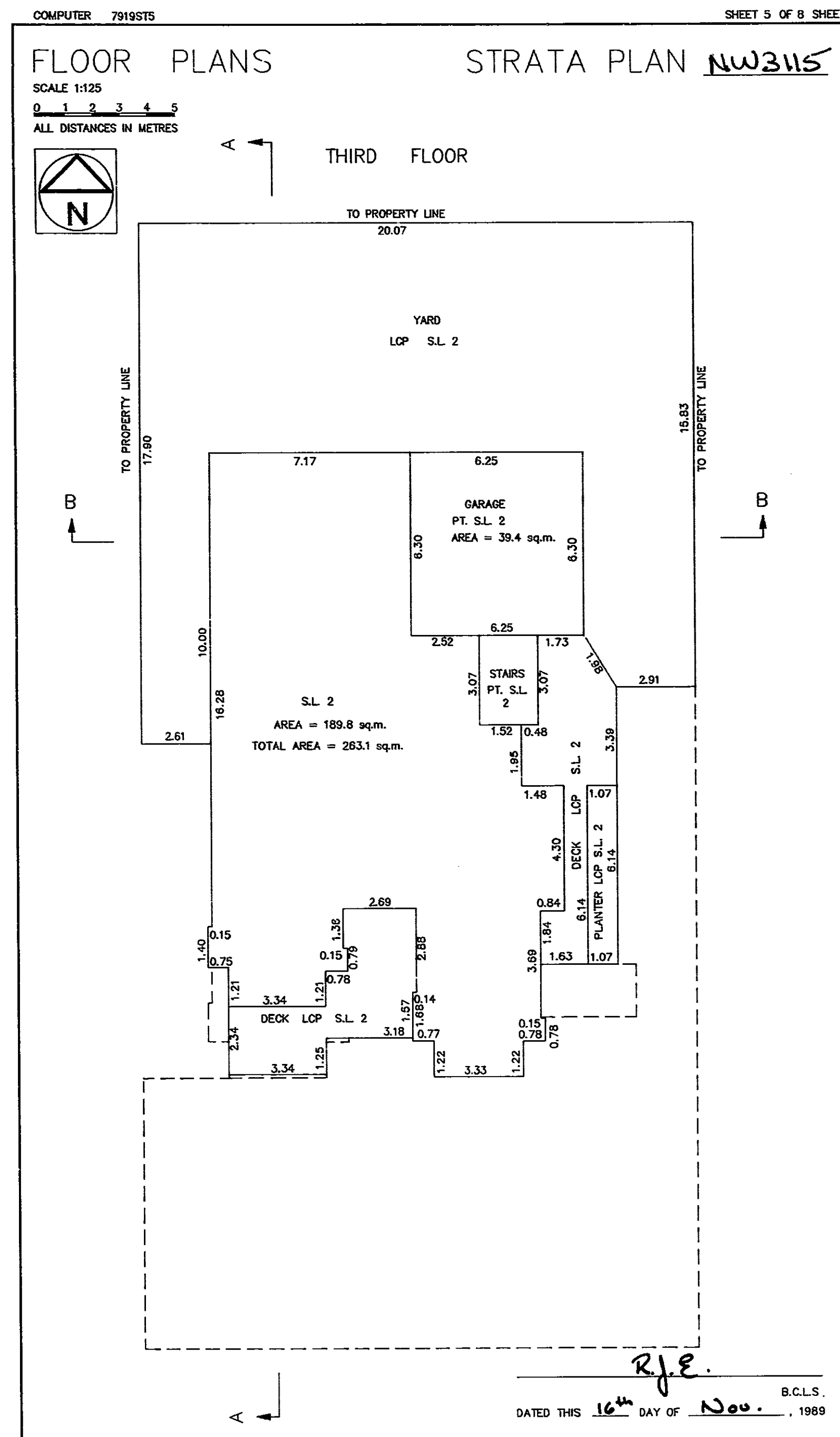
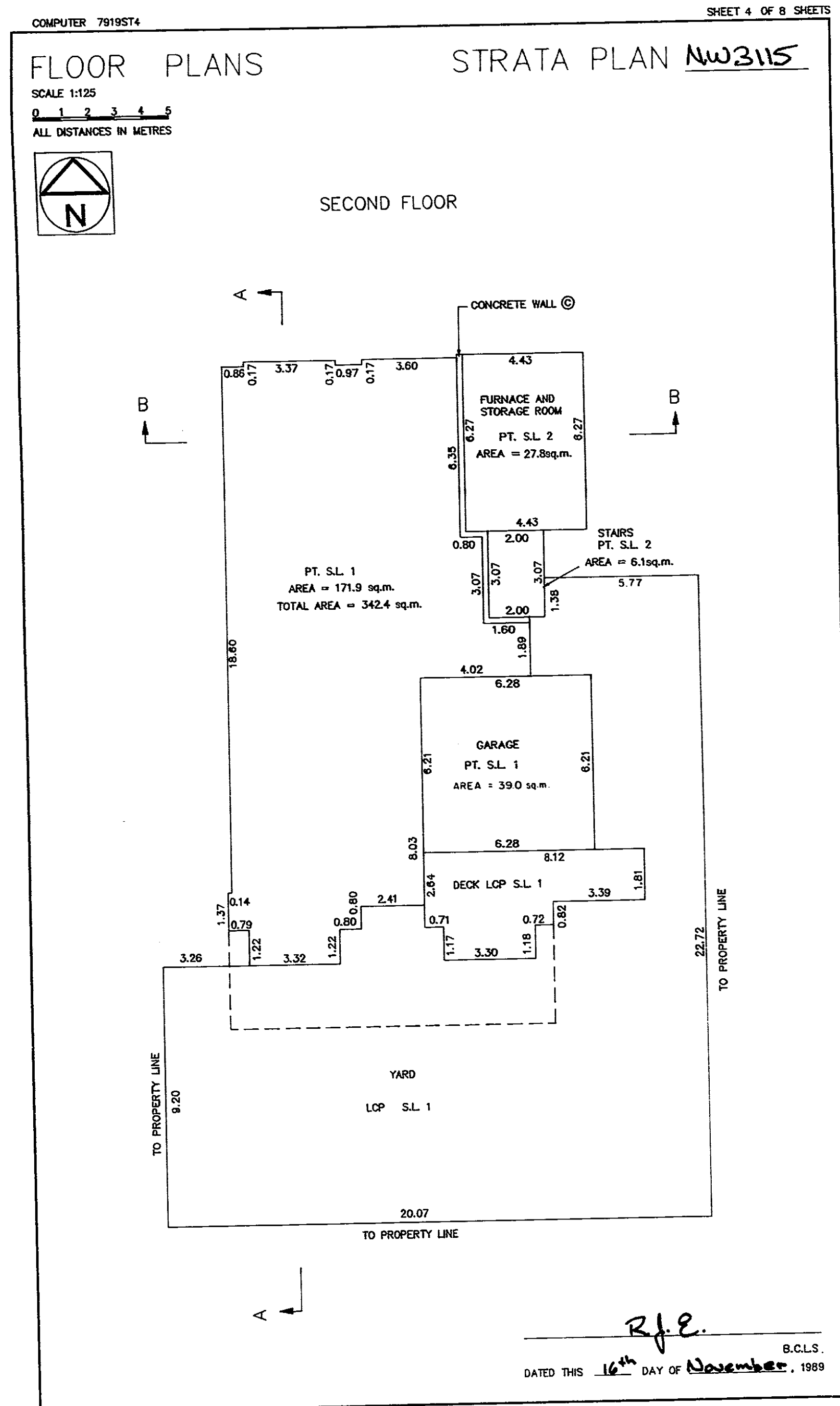


Map created on: 2018-04-11











SHEET 7 OF 8 SHEETS

STRATA PLAN NW3115

## DEALINGS AFFECTING THE COMMON PROPERTY

[illegible]

\_\_\_\_\_ R.J.E. \_\_\_\_\_ R.G.L.S.  
DATED THIS 16<sup>th</sup> DAY OF Nov. 1989

SHEET 8 OF 8 SHEETS

[illegible]

R. J. E. B.C.L.S.  
DATED THIS 16<sup>th</sup> DAY OF Nov. 1989



North Bluff Rd./ 16th Ave.



## Legend

- Legend:

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



# WHITE ROCK

*Our City by the Sea!*

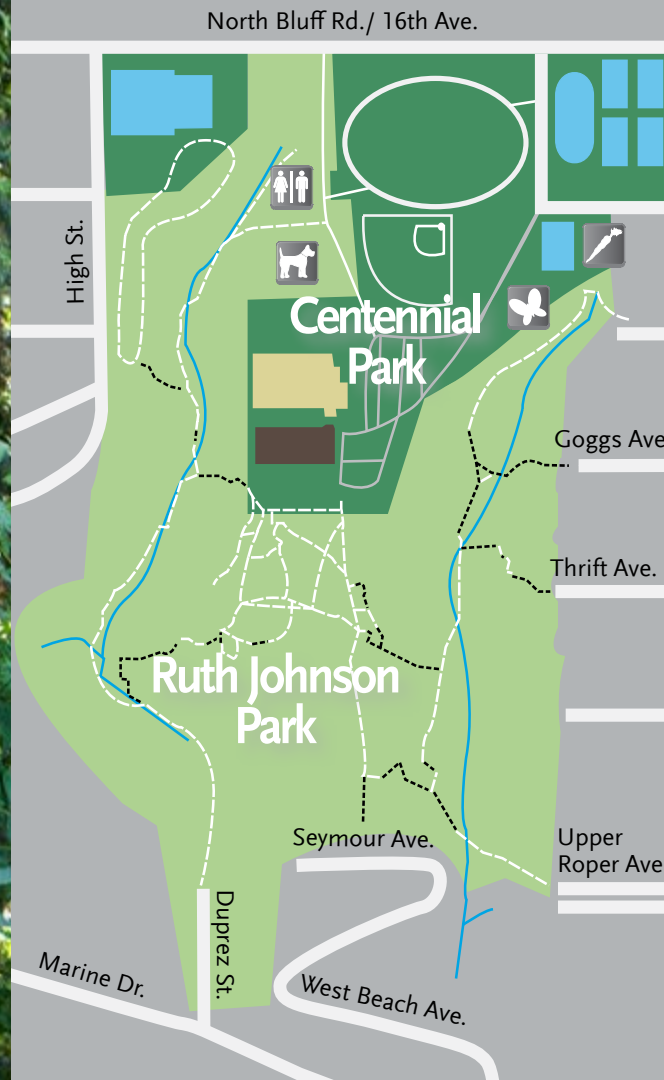
★ map is not to scale



# 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

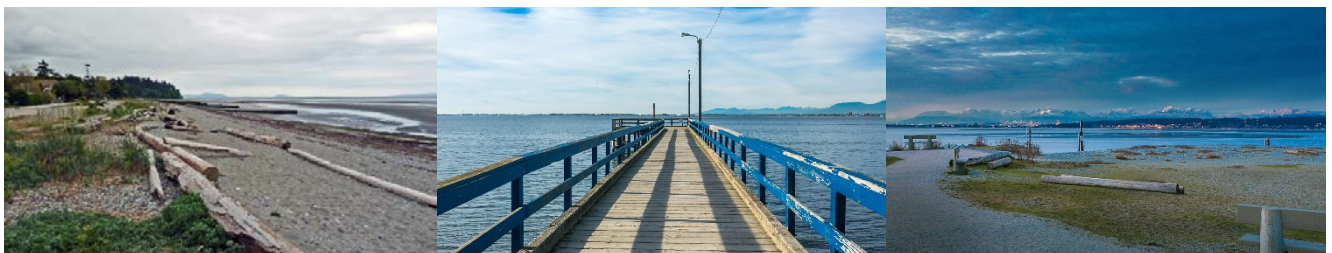
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and 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
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	<b>Private Schools</b>		<b>2016/17 Ranking</b>		
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
	<b>Secondary Schools</b>		<b>2016/17 Ranking</b>		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10