











Presented by:
Beebe Cline - PREC

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



Active

Board: F
House/Single Family

943 HABGOOD STREET

South Surrey White Rock
White Rock
V4B 4W5

Residential Detached

\$1,370,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,370,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1985
Depth / Size: 125	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 4,125.00	Full Baths:	3	Zoning: RS-2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,998.70
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-626-619
			Tour: Virtual Tour URL

View: **Yes: PACIFIC OCEAN & MOUNTAIN VIEWS**
Complex / Subdiv: **THE BEACHES WHITE ROCK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
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: **2015**
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: SECURITY SYSTEM IS MONITORED**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **PL 1334 LT 29 BLK 14 LD 36 SEC 11 TWP 1**

Amenities: **Garden**

Central Location, Marina Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby

Site Influences:

Features: **Air Conditiong, ClthWsh/Dryr/Frdg/Stve/DW, Disposal, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20'6 x 13'11			x			x
Main	Great Room	24'1 x 12'4			x			x
Main	Family Room	16'8 x 11'5			x			x
Main	Master Bedroom	12'9 x 12'3			x			x
Main	Bedroom	11'10 x 9'9			x			x
Below	Foyer	8'2 x 7'10			x			x
Below	Gym	28' x 13'8			x			x
Below	Laundry	10' x 8'6			x			x
Below	Bedroom	12'3 x 10'5			x			
Below	Bedroom	10' x 8'6			x			

Finished Floor (Main): **1,433**
Finished Floor (Above): **0**
Finished Floor (Below): **1,016**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,449 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,449 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20X19'1**
Door Height:

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

Interior by *Think Design* Completely renovated 2015 with Ocean & Mountain views. Gorgeous entertainer's kitchen, great room with Ocean View sundeck. Massive granite island for seating, custom solid cabinets, kitchen built by Simon Hughes: SubZero, Wolfe, wide plank oak floors and thermal all weather windows in home with Designer Shades. Two h/e natural gas fireplaces. Deluxe paver driveway with level access to home. 4 bedrooms/3 full baths. Master bedroom with Ocean view, ensuite. Features include air conditioning with a air purifier, water purification system, hot water on demand, h/e furnace and central vac.



HUGH & McKINNON
REALTY LTD. EST. 1909

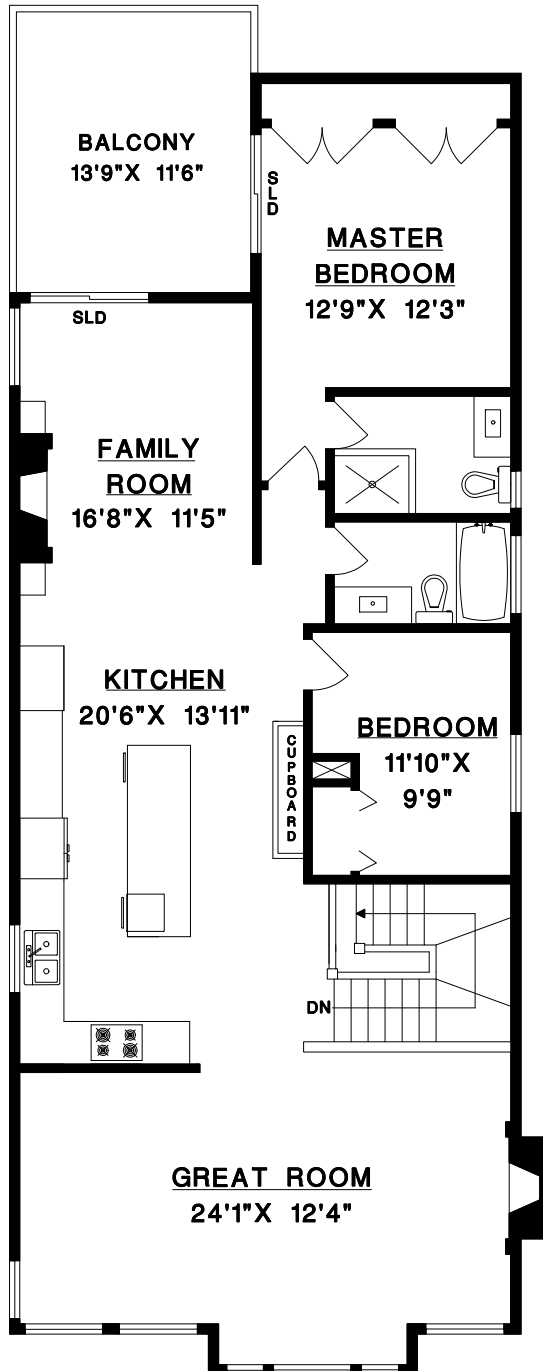
BEEBE CLINE

BUS: 604-531-1909

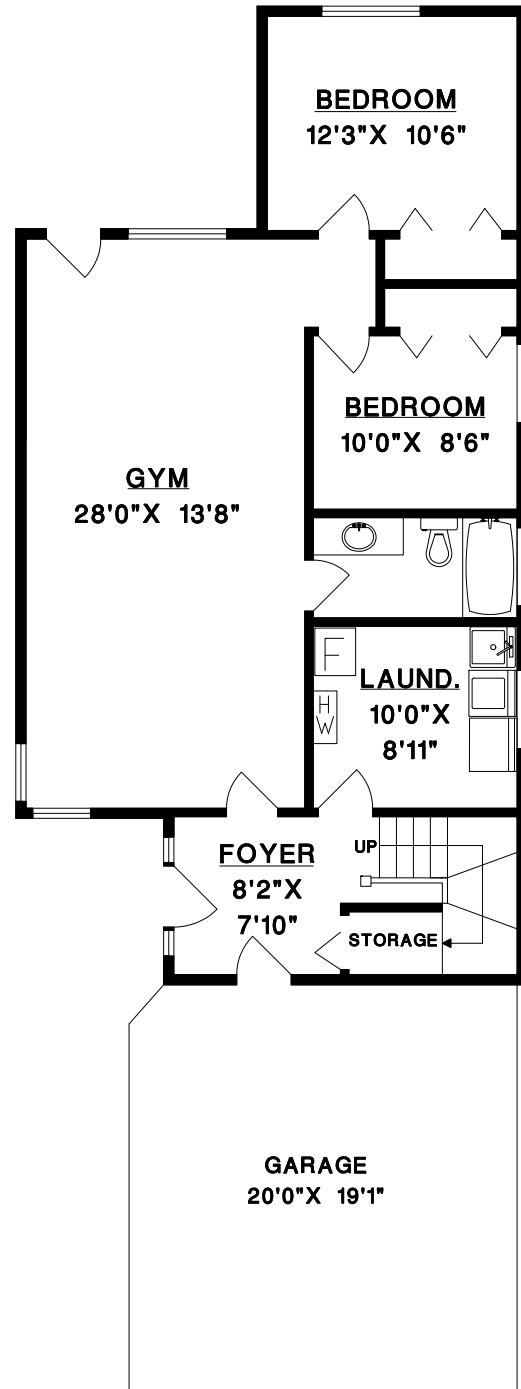
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943 HABGOOD STREET,
WHITE ROCK, B.C.



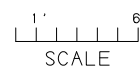
MAIN FLOOR



LOWER FLOOR

MAIN FLOOR	1433	SQ. FT.
LOWER FLOOR	1016	SQ. FT.
FINISHED AREA	2449	SQ. FT.

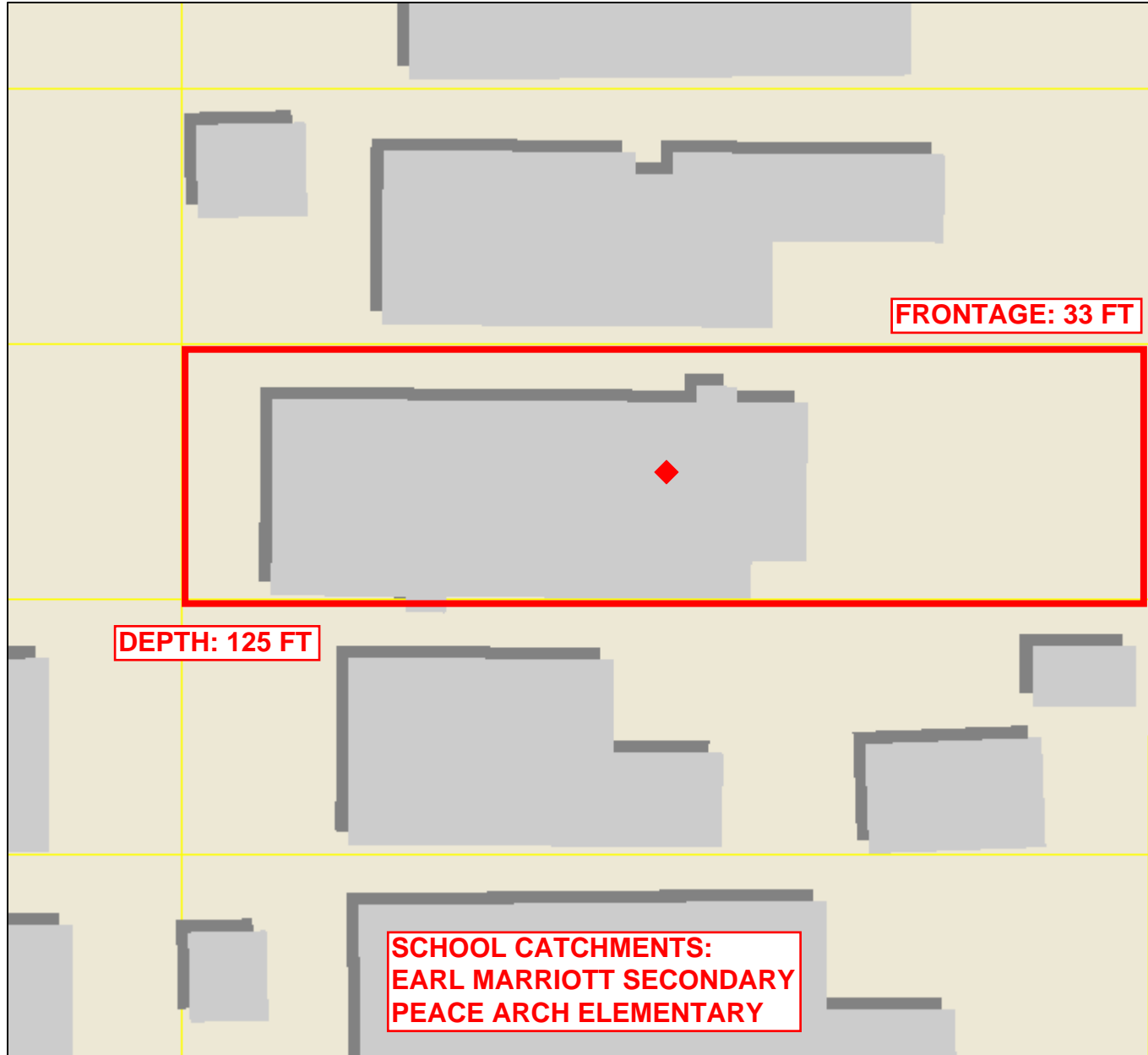
GARAGE	379	SQ. FT.
BALCONY	168	SQ. FT.



DRAWN BY: CN
DATE: JUNE 2015
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca





- Legend**
- Address Points
 - Bus Stops
 - Schools
 - Building
 - Building Shadow
 - Park Outlines
 - Lots (yellow)
 - Residential
 - Multi-Family
 - Commercial/Residential
 - Comprehensive Development
 - Institutional
 - Park/Open Space

943 Habgood Street

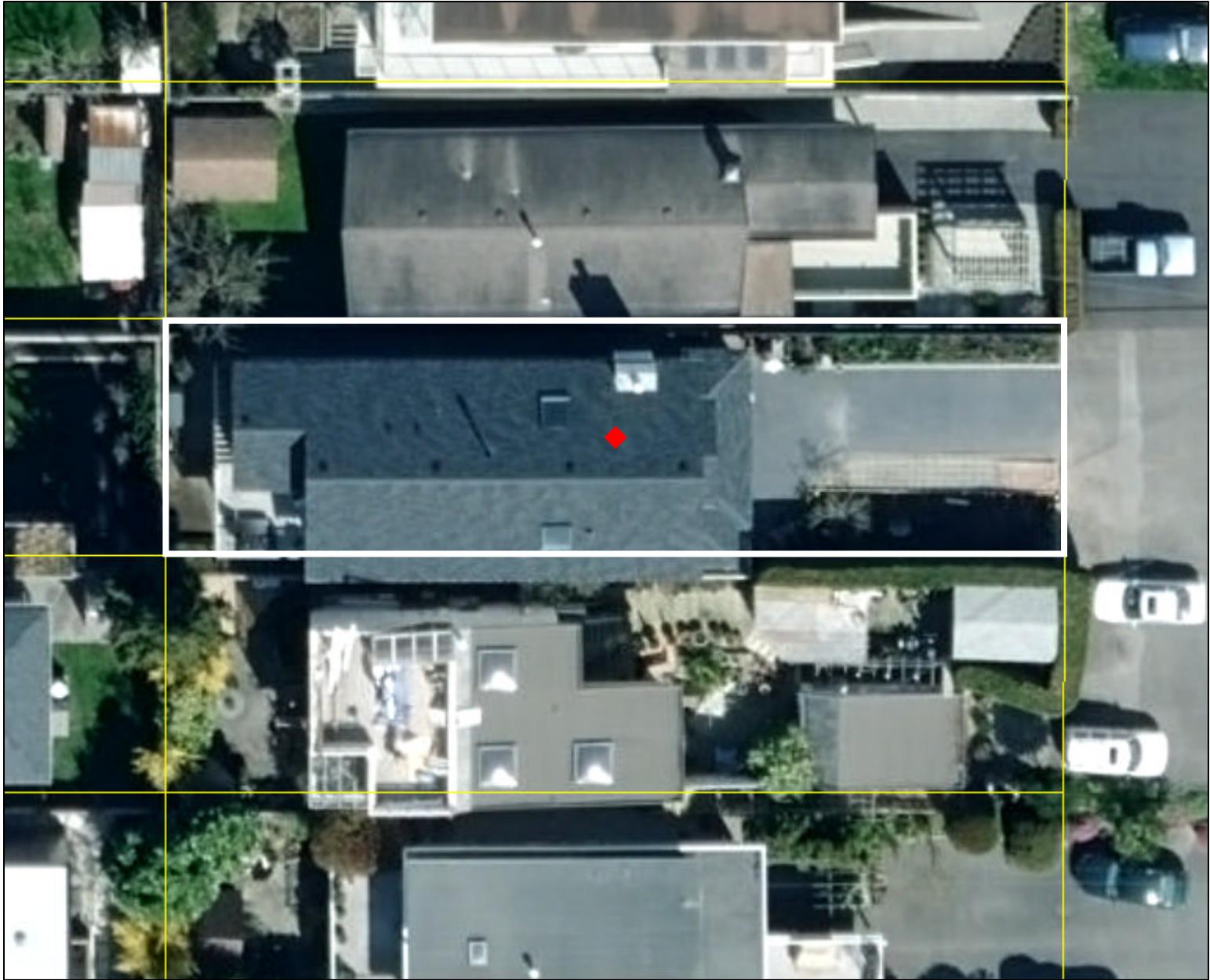
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Scale: 1:250



Map created on:
24/06/2015





- Legend
- Address Points
 - Bus Stops
 - Schools
 - Park Outlines
 - Lots (yellow)

943 Habgood Street

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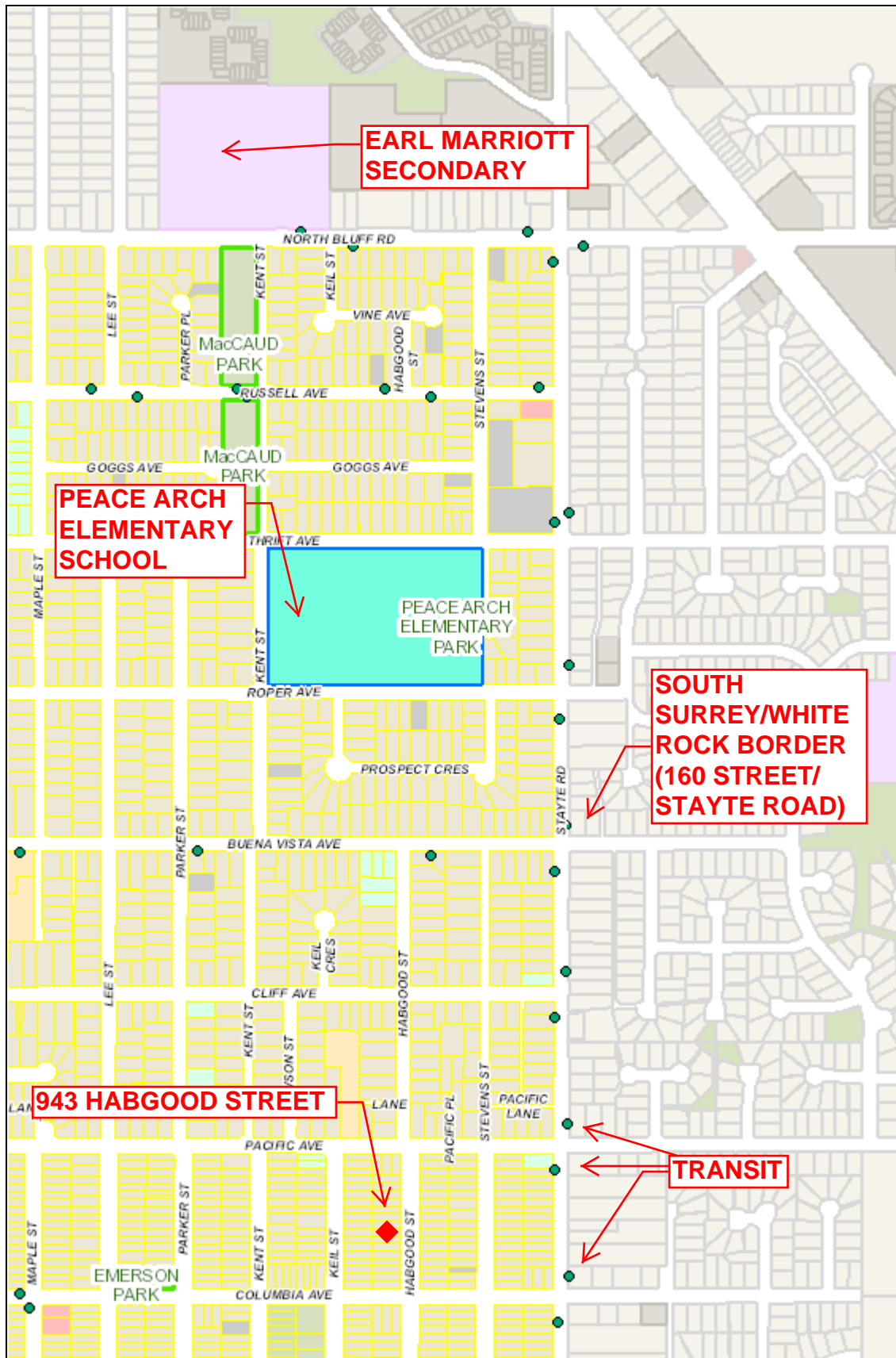
Map created on: 24/06/2015





W R O M S

City of White Rock Mapping Online System



Legend

- Bus Stops
- Schools

943 Habgood Street

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Scale: 1:8,000

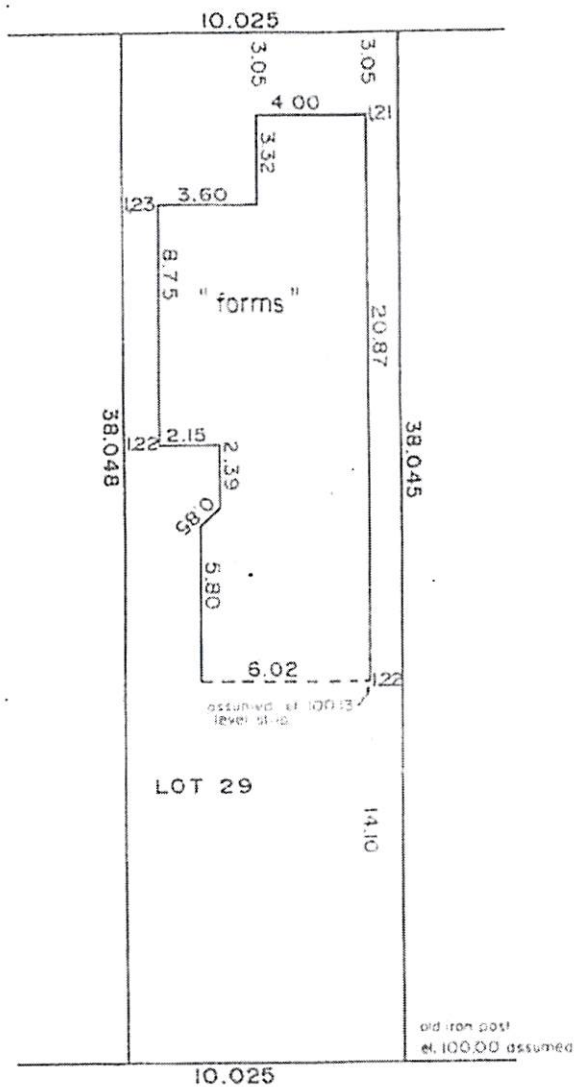
Map created on:
24/06/2015

WHITE ROCK
My City by the Sea!

C00050000 546

PLAN OF
LOT 29 BLK. 14
SEC. II TP. I PLAN 1334

NEW WESTMINSTER DISTRICT



HABGOOD STREET

I hereby certify that this sketch shows the registered dimensions of the above described property and the relative location of the improvements thereon.

MARCH 29, 1985

R. J. Reynolds
R. J. REYNOLDS, B.C.L.S.

SCALE: 1:200 metric

NOT TO BE USED FOR LOCATING PROPERTIES

R. J. REYNOLDS,
B.C. Land Surveyor
Canadian Land Surveyor
1025 - 14th Street
Vancouver, B.C.
V6A 4Z5 TEL: 681-0011

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

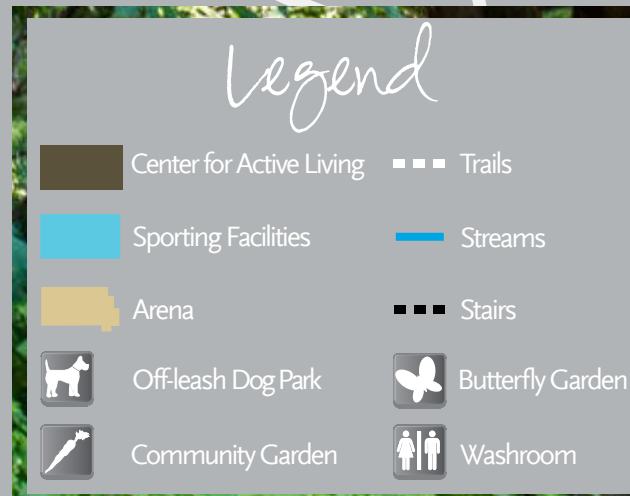
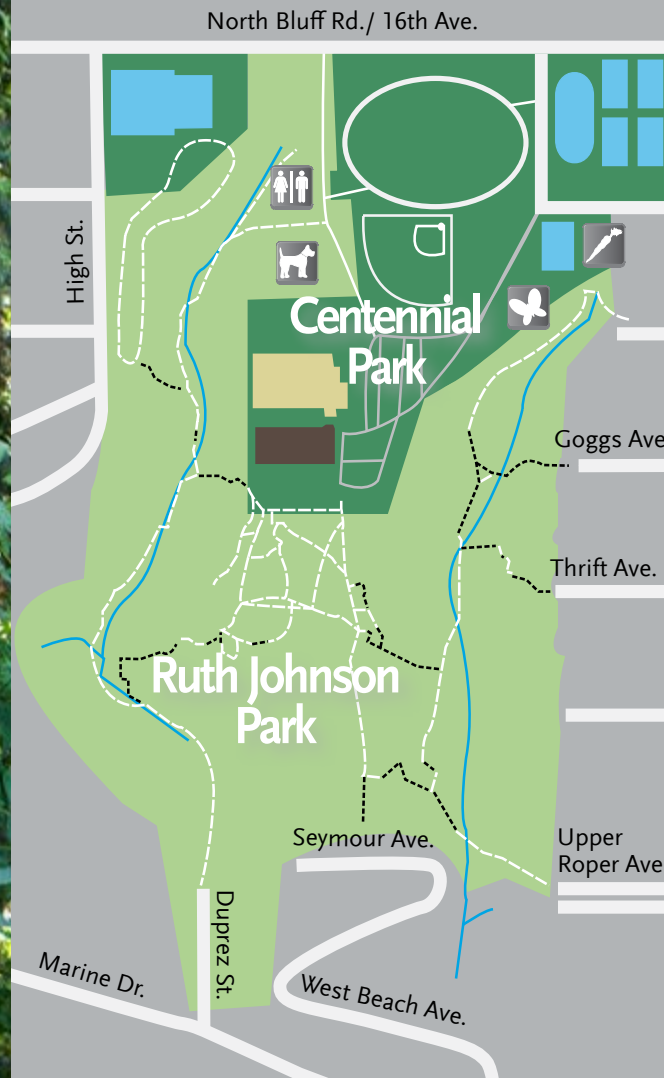


WHITE ROCK
Our City by the Sea!

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.

