



**14210 Wheatley Avenue
White Rock
\$1,799,000**

- Row 3 from Ocean
- Direct South Exposure
- Quiet Location, No Traffic Street with Ravine/Park at the End
 - Building Plans Available for 3 Level, 4500 sqft Home
 - Excellent Holding Property
- Current Home: 3,071 sqft, Average \$3,500 Per Month
 - Priced Well Below Assessment
 - Easy Access for Commuting & to Transit
- Schools: Bayridge Elementary & Semiahmoo Secondary

Floor plans and virtual tours at **www.whiterocklifestyles.com**

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com

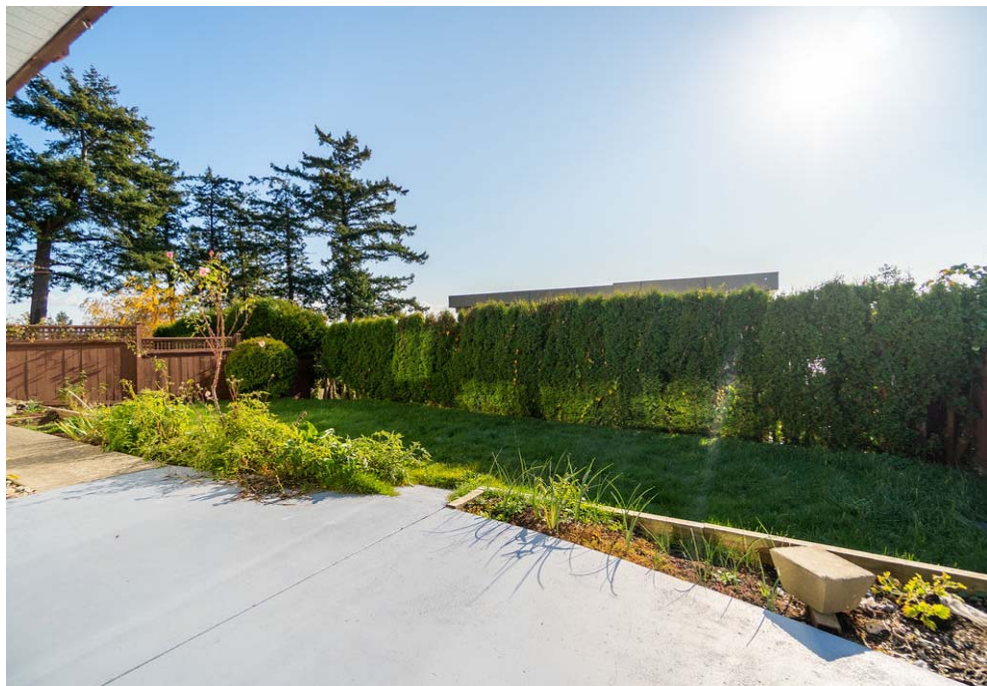
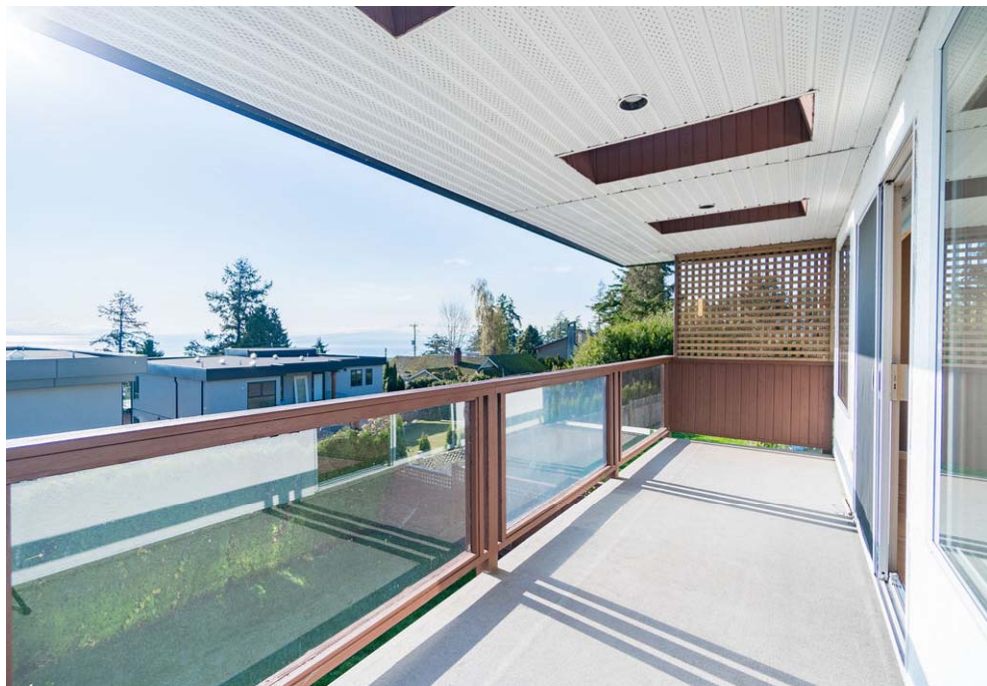


HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock







Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
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Active
R2317052
Board: F
House/Single Family

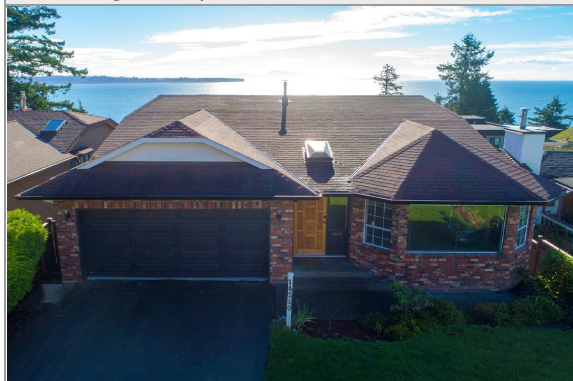
14210 WHEATLEY AVENUE

South Surrey White Rock
White Rock
V4B 2W5

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
Depth / Size: **102** Bathrooms: **3** Age: **32**
Lot Area (sq.ft.): **4,959.00** Full Baths: **3** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,858.18**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-973-294**
Tour:
View: **Yes: Ocean View Row 3 Ocean**
Complex / Subdiv: **Marine Drive West White Rock**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP70916 LT 1 LD 36 SEC 9 TWP 1. PART NE 1/4.**

Amenities: **Garden, Wheelchair Access**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Security - RI, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 6'2	Below	Workshop	20'0 x 8'1			x
Main	Kitchen	13'8 x 8'0	Below	Mud Room	16'0 x 7'1			x
Main	Living Room	13'11 x 12'2						x
Main	Dining Room	13'11 x 8'10						x
Main	Family Room	18'11 x 12'8						x
Main	Master Bedroom	16'11 x 11'8						x
Main	Bedroom	10'3 x 9'11						x
Below	Bedroom	13'7 x 11'9						x
Below	Recreation	35'1 x 15'3						
Below	Office	16'4 x 6'10						

Finished Floor (Main):	1,540	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	1,314	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	3	No	Pool:
Finished Floor (Total):	2,854 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 19'0x18'3
Unfinished Floor:	217	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	3,071 sq. ft.	Basement: Full		6				
				7				
				8				

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

Excellent Location! Direct South overlooking the Ocean, Row 3 from Ocean/Beach. Exceptional quiet street with a ravine park at the end. Zero traffic, safe for pets and children. City Assessment 2018 is \$2,139,000. Building plans are available, a three level 4,500 sqft home on Paragon, Designed by Grafic Square. Survey & topographic survey available. Plans include elevator, kitchen w/ spice, 3 bedrooms ensuited plus legal suite. Current home is in good shape, perfect for family or revenue home, rent average \$3,500 a month. Four bedrooms 3,200 sqft on 2 levels. Room for more bedrooms down. Best school catchment: Bayridge & Semiahmoo Secondary. Easy walk (see map). Digital brochure available. Transit and easy access for commuting.



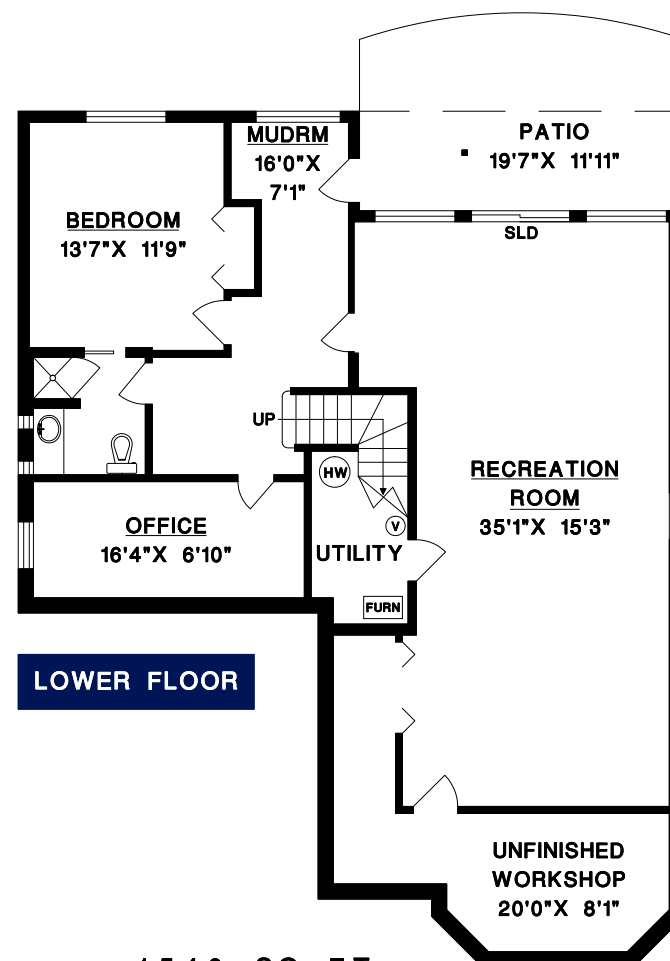
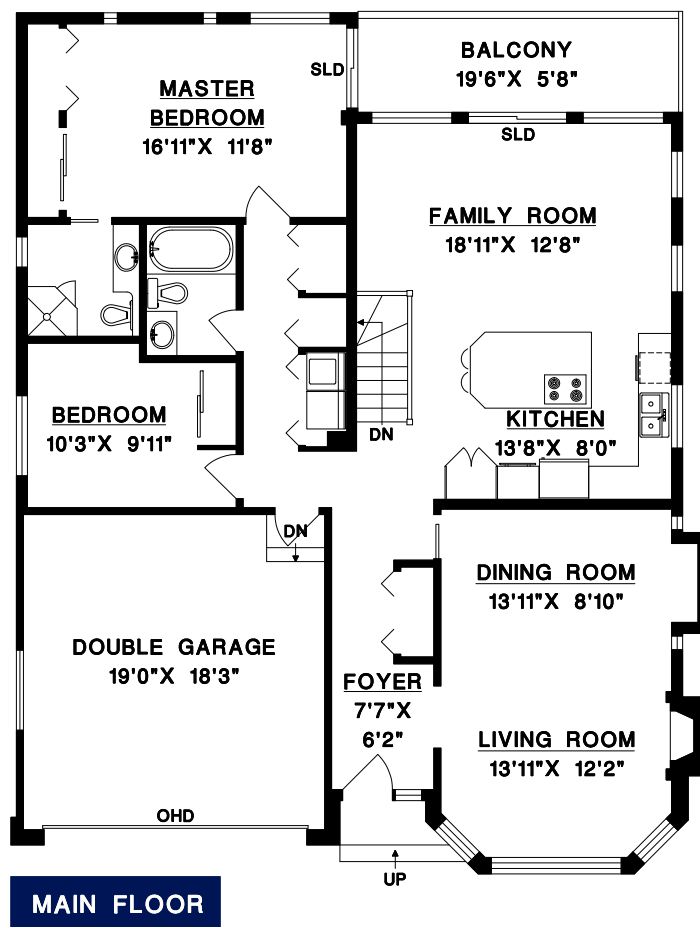
BEEBE CLINE

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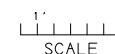
www.whiterocklifestyles.com

14210 WHEATLEY AVENUE,
WHITE ROCK, B.C.



MAIN FLOOR	1540	SQ. FT.
LOWER FLOOR	1314	SQ. FT.
FINISHED AREA	2854	SQ. FT.
UNFINISHED	217	SQ. FT.
TOTAL AREA	3071	SQ. FT.

GARAGE	373	SQ. FT.
BALCONY	110	SQ. FT.
PATIO	223	SQ. FT.



DRAWN BY: CN
DATE: OCTOBER 2018
REVISED:





WHEATLEY AVE

FRONTAGE: 50 FT

DEPTH: 102 FT

DEPTH: 106 FT

TOTAL:
4,959 SQFT

SCHOOL CATCHMENTS:
BAYRIDGE ELEMENTARY
SEMAHMOO SECONDARY

ZONING: RS-1
ONE UNIT RESIDENTIAL ZONE

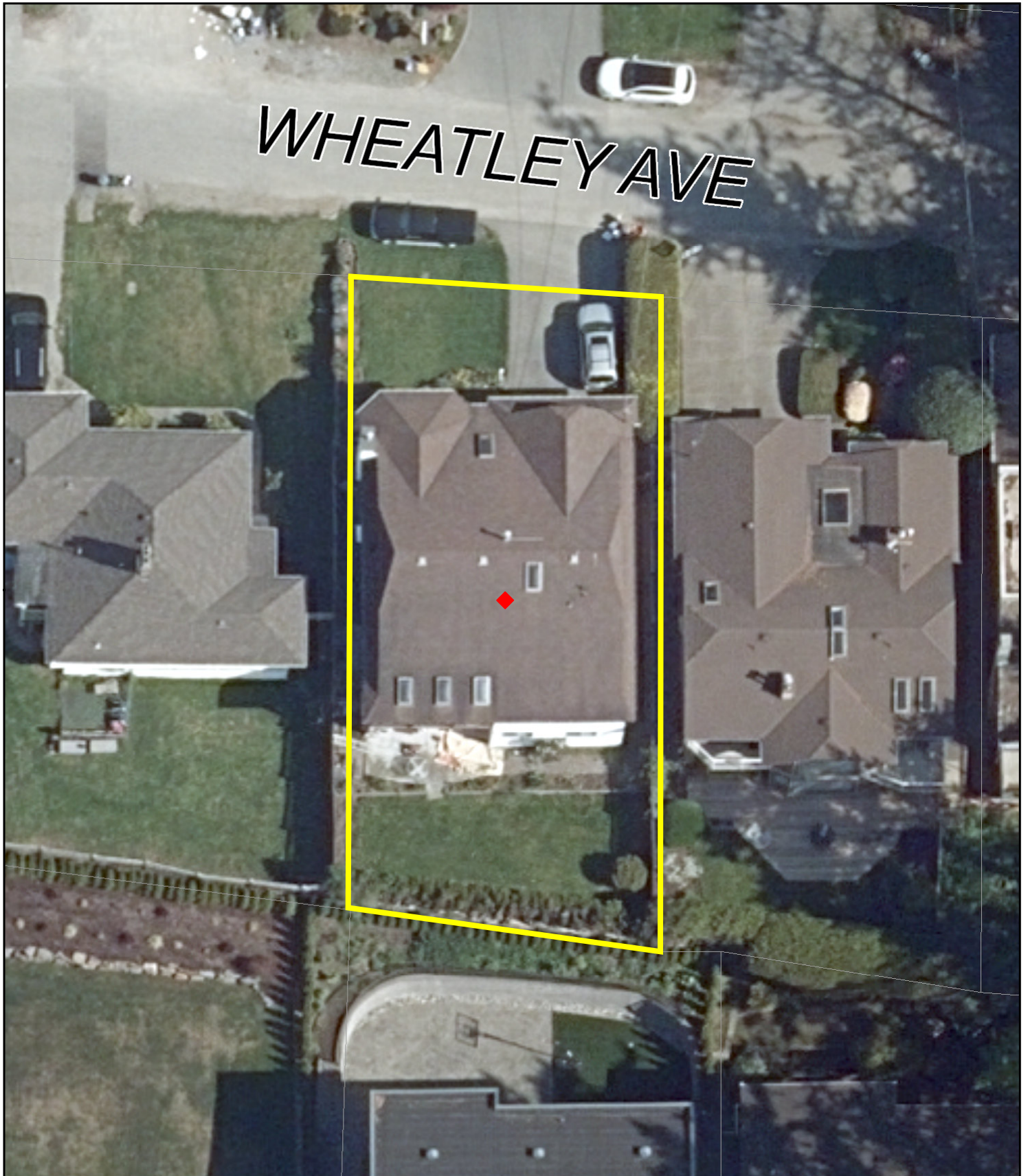
14210 Wheatley Avenue





W R O M S

City of White Rock Mapping Online System



14210 Wheatley Avenue

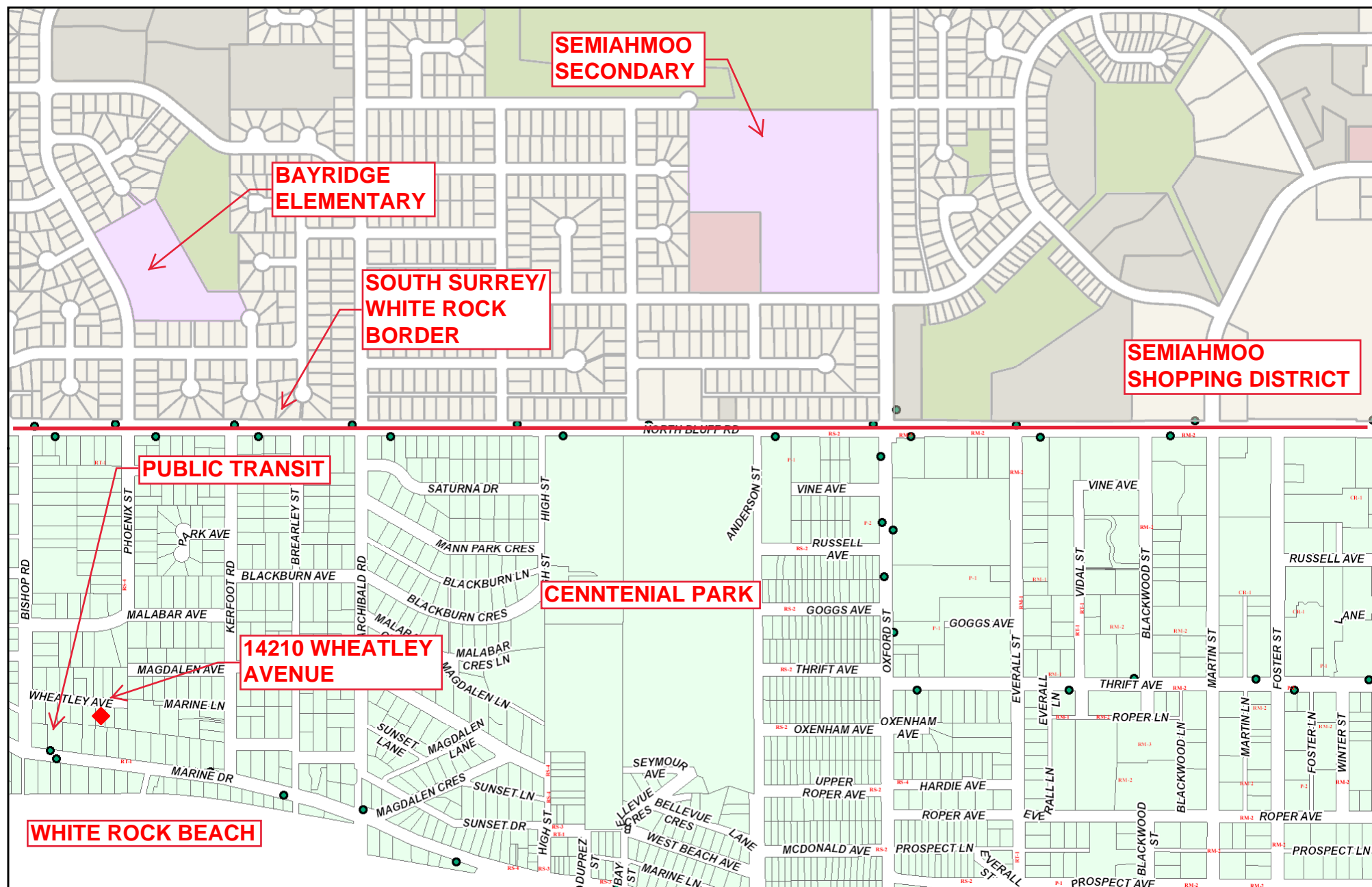
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Scale: 1:250

Map created on:
2018-10-14

WHITE ROCK
My City by the Sea!



14210 Wheatley Avenue

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Scale: 1:8,000



Map created on: 2018-10-22

MARK J.R. DAILEY B.C.L.S. 867



-
- SOLID BLOCKING**
- FLOOR JOIST**
- 5/8" (TYPE X) DRYWALL (1 HOUR FIRE RATING)**
- 1 hr Fire-rated Interior Wall (Walls Between Suite and House)**
- 1 hr F.R.R. - STC 51
 - 2 layers of 5/8" GWB Type X on resilient metal channels
 - 2 x 4 wood studs @16" o.c.
 - fill cavity w/ mineral wool batt
 - 1 layer of 5/8" GWB Type X on other side
 - use CBCBC Table A-9, 10.3.1.A Wall #W4a for STC
 - use additional method for fire resistance rating:
 - 1/2" GWB Type X : 40 min.
 - wd stds @ 400 min o.c.: 20 min.
 - SUITE**
 - HOUSE**
 - Total: 60 min.**

NOTES:

1. NO RECEPTACLES TO BE PLACED BACK TO BACK AND ALL DUCTS TO BE FIRE STOPPED WITH APPROVED RIGID SPRAYED FOAM
2. IF ANY DOOR IN THIS WALL, THE DOOR NEED TO BE 45 min. RATED FIRE DOOR
3. SEPARATION TO BE PROVIDED THROUGH OVERHANG AND UPTO ROOFING
4. NO AIR DUCT SYSTEM CONNECTING THE STORAGE GARAGE TO THE DWELLING UNIT.

FIRE SEPARATION DETAIL



Project:

14210 WEATLEY AVE.
WHITE ROCK, BC

Drawing Title:

SECTIONS



TW HOUSE DESIGN LTD
RESIDENTIAL DESIGNER

#60-1480 Foster Street
White Rock, B.C. V4B 3X7
ph. 604-531-9778

EMAIL: GRAPHICSQUARE@GMAIL.COM
WEBSITE: WWW.GRAPHICSQUARE.COM

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THE GENERAL CONTRACTOR SHALL
CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ALL
ERRORS AND OMISSIONS TO
DESIGNER



PAGE -04

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit* residential *buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.1.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 zone are as follows:

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are

exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.

- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:






- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

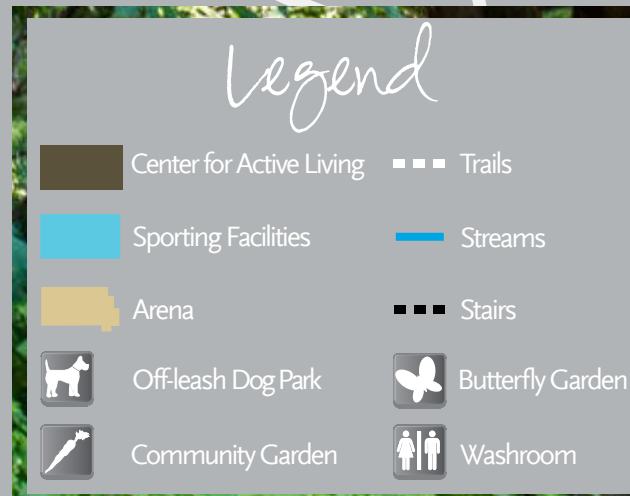
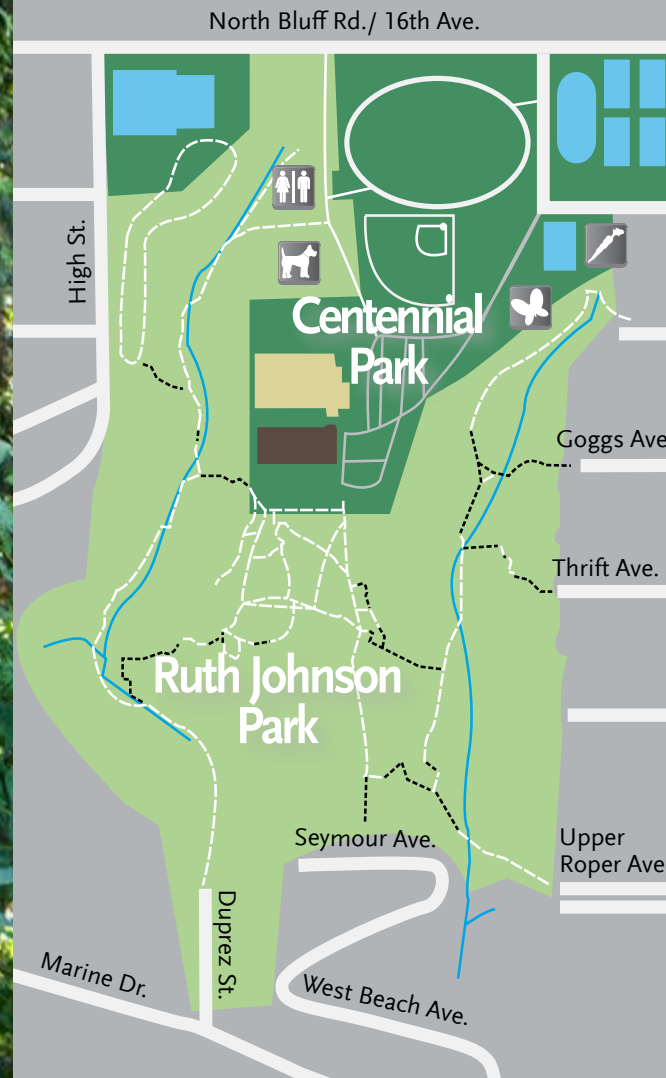


WHITE ROCK
Our City by the Sea!

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

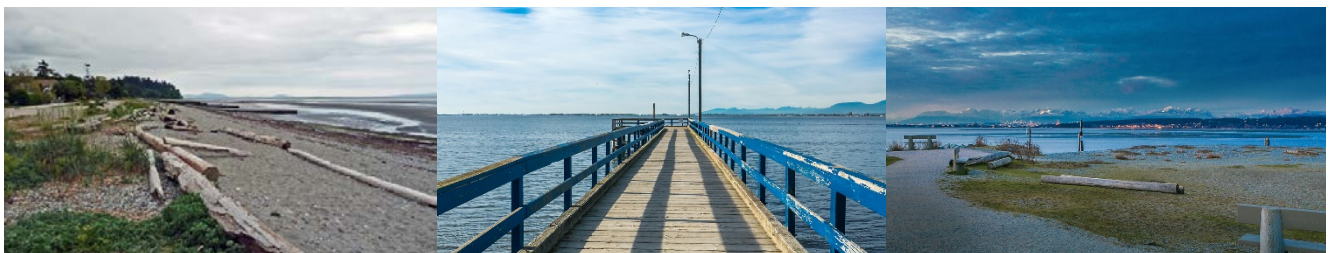
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 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.



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
	Private Schools		2016/17 Ranking		
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
	Secondary Schools		2016/17 Ranking		
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

Out of Catchment Registration

Out of catchment registration

As a growing district, enrolment at some district schools is already at, or over capacity. No waiting list can be maintained at the following schools at this time. Please see the school district's [regulations](#) for more details on how the allocation process works. **The following schools are unable to accept out-of-catchment registrations (except siblings of current students):**

Elementary Schools

A.H.P. Matthew Elementary
A.J. McLellan Elementary
Adams Road Elementary
Bayridge Elementary
Cambridge Elementary
Chimney Hill Elementary
Clayton Elementary
Coast Meridian Elementary
Coyote Creek Elementary
Erma Stephenson Elementary
Fraser Wood Elementary
Frost Road Elementary
George Greenaway Elementary
Goldstone Park Elementary
H.T. Thrift Elementary
Hall's Prairie Elementary
Hazelgrove Elementary
Hillcrest Elementary
Hyland Elementary
K.B. Woodward Elementary

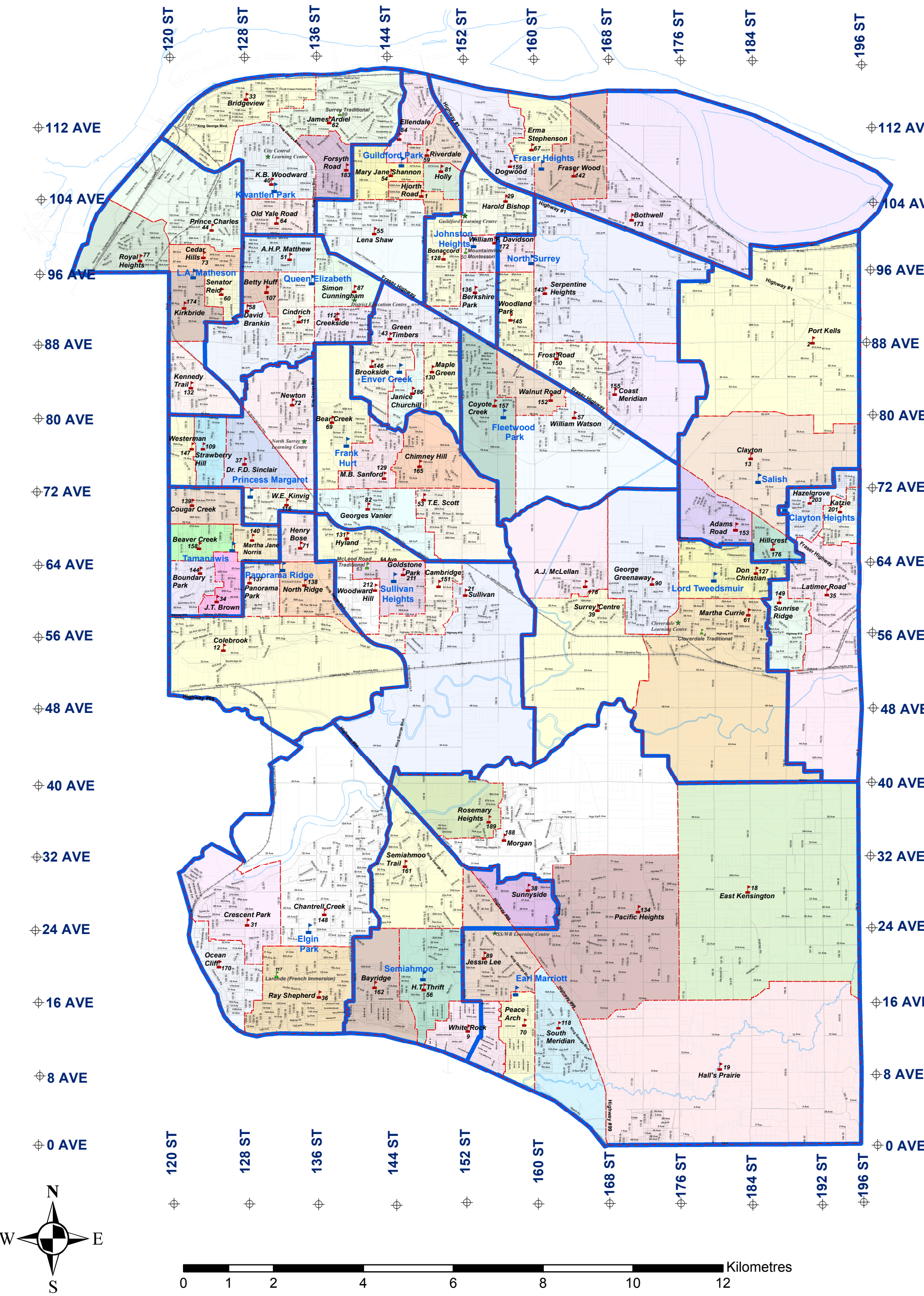
Elementary Schools cont'd

Katzie Elementary
Latimer Road Elementary
Morgan Elementary
North Ridge Elementary
Ocean Cliff Elementary
Old Yale Road Elementary
Pacific Heights Elementary
Panorama Park Elementary
Rosemary Heights Elementary
Semiahmoo Trail Elementary
Simon Cunningham Elementary
Sullivan Elementary
Sunnyside Elementary
Sunrise Ridge Elementary
Surrey Centre Elementary
T.E. Scott Elementary
Walnut Road Elementary
White Rock Elementary
William Watson Elementary
Woodward Hill Elementary

Secondary Schools

Fleetwood Park Secondary
Panorama Ridge Secondary
Semiahmoo Secondary
Sullivan Heights Secondary

2018-2019 School Catchment Boundaries



VALID PAY PARKING DECAL AREAS:

- City's Pay Parking Areas only for up to four (4) hours per day.
 - Marine Drive/Waterfront and Centennial Park pay parking in lots and on street.
 - Hospital pay parking on street.

RESTRICTED AREAS:

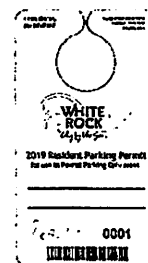
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters at the Arena, posted as ½ hr short term.
- Not valid in any **Private Pay Parking Lots** located throughout the City.

NOTE:

- **THE DECAL EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Decal before December 31. The next year's Decals are available for sale starting in November every year.
- Relocating your vehicle to another location does not entitle you to additional free use (maximum 4 hrs per day).
- If you change vehicles and keep the same licence plates, the decal may be transferred to the new vehicle. If you change licence plates you **MUST** register your new plates to match the decal in the Finance Department at City Hall

THE DECAL MUST:

- Be **Permanently Affixed** on the lower inside, bottom left of your windshield (**driver's side**).
- Decals are non-refundable and are not to be tampered with, i.e. trimmed.



VALID AREAS:

- City's Resident Permit Parking Areas only.

TERMS & CONDITIONS:

- Hang Permit on rear view mirror, address side facing out, to avoid being ticketed.
- Permit only valid on the block printed on front of the Permit and the next adjacent block.
- Vehicle not displaying permit will be ticketed or possibly towed at owner's expense.
- Permit may not be duplicated in any manner.
- Not valid in Pay Parking or Time Limited Parking areas.

NOTE:

- **THE PERMIT EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Permit before December 31. The next year's Permits are available for sale starting in November every year.
- Temporary one-day permits for special events can be acquired from the Finance Department at City Hall.

LOST PERMITS:

- Each year, up to four replacement permits can be purchased from the Finance Department at City hall.
- You will be required to inform the Finance Department of which serial numbers you have remaining in your possession before a replacement permit can be purchased (this is to ensure that the lost permit serial number can be recorded).
- Serial numbers of lost permits will be recorded and any vehicle found displaying the lost permit will be ticketed.