



15515 Columbia Avenue White Rock \$1,799,000

- Spectacular Ocean Views
- Three Levels • 2,500 Square Feet • Open Floor Plan
- Large Sundeck at Top Level with Retractable Awning
 - Granite Surfaces / Island with Seating
 - Hardwood Floors
- Three Full Bathrooms / Three Bedrooms Plus Powder Room
 - Lane Access to Parking
- The Ocean Views Span East to West, Along the Shores of White Rock Beach
 - Excellent View of Mount Baker to the East
 - Easy Access to the Beach, 5 Minute Walk
 - Sunrises and Glorious Sunsets
 - Revenue History \$42,000 / Year

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
www.whiterocklifestyles.com
bcline@shaw.ca



Active R2348830		15515 COLUMBIA AVENUE		Residential Detached	
Board: F House/Single Family		South Surrey White Rock White Rock V4B 1K5		\$1,799,000 (LP) (SP)	
		Sold Date:		Frontage (feet): 30.00	
		Meas. Type: Feet		Bedrooms: 3	
		Depth / Size: 117		Bathrooms: 4	
		Lot Area (sq.ft.): 3,510.00		Full Baths: 3	
		Flood Plain: No		Half Baths: 1	
Rear Yard Exp: North		Original Price: \$1,799,000		Approx. Year Built: 1987	
Council Apprv?:		Age: 32		Zoning: RS-3	
If new, GST/HST inc?:		Gross Taxes: \$7,496.19		For Tax Year: 2018	
View: Yes: 180 Degree Ocean & Mnt Baker		Tax Inc. Utilities?: No		P.I.D.: 003-495-493	
Complex / Subdiv: White Rock Hillside		Tour: Virtual Tour URL			
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					
Sewer Type: Sanitation					
Style of Home: 3 Storey		Total Parking: 3		Covered Parking: 2	
Construction: Frame - Wood		Parking: Carport; Multiple, Open		Parking Access: Lane	
Exterior: Stucco		Dist. to Public Transit: 1		Dist. to School Bus: 2	
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata			
Rain Screen:		Property Disc.: Yes			
Renovations: Partly		PAD Rental:			
# of Fireplaces: 1		Fixtures Leased: No			
Fireplace Fuel: Natural Gas		Fixtures Rmvd: No			
Water Supply: City/Municipal		Floor Finish: Hardwood, Tile			
Fuel/Heating: Hot Water, Natural Gas, Radiant					
Outdoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s)					
Type of Roof: Torch-On					
Legal: LOT 26, PLAN NWP488, PART SW1/4, SECTION 11, TOWNSHIP 1, LD 36					
Amenities: Storage					
Site Influences: Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby					
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub, Oven - Built In, Security System, Vacuum - Built In, Windows					
Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20'10 x 12'9	Below	Foyer	12'11 x 7'9
Above	Dining Room	17'4 x 11'11			x
Above	Kitchen	11'11 x 9'			x
Above	Den	12'6 x 7'3			x
Main	Master Bedroom	18'3 x 13'1			x
Main	Walk-In Closet	8'3 x 6'1			x
Main	Walk-In Closet	8'3 x 6'7			x
Main	Bedroom	13' x 11'10			x
Main	Laundry	11'6 x 11'10			x
Below	Bedroom	15' x 12'3			x
Finished Floor (Main): 1,114		# of Rooms: 11		Bath	
Finished Floor (Above): 943		# of Kitchens: 1		1 Above 2 No	
Finished Floor (Below): 498		# of Levels: 3		2 Main 4 Yes	
Finished Floor (Basement): 0		Suite: None		3 Main 3 No	
Finished Floor (Total): 2,555 sq. ft.		Crawl/Bsmt. Height: 6'		4 Below 3 No	
Unfinished Floor: 83		Beds in Basement: 0		5	
Grand Total: 2,638 sq. ft.		Basement: Crawl		6	
		Beds not in Basement: 3		7	
				8	
Listing Broker(s): Hugh & McKinnon Realty Ltd.					
Spectacular views of Mount Baker East and Pacific Ocean Shores of White Rock Beach tide pools for as far as you can see East, into the bay inside Blaine Washington Harbor, the lights sparkling at night. Great Value here, 2019 City Assessment \$1,948,000. Built by German builder Dan DeJager. 2,500+sqft on three levels, walk-out first floor. South top floor East laneway w/ parking gives direct access to the kitchen level, no carrying groceries up steps. Ocean views at each floor. Retractable awning on huge sundeck direct South. All hardwood floors 2018 in the home. Granite island and surfaces with seating in Kitchen, stainless appliance package & natural gas fireplace in living room. 3 large bedrooms w/ 3 full new bathrooms plus powder room & his and her closets in the master bedroom.					

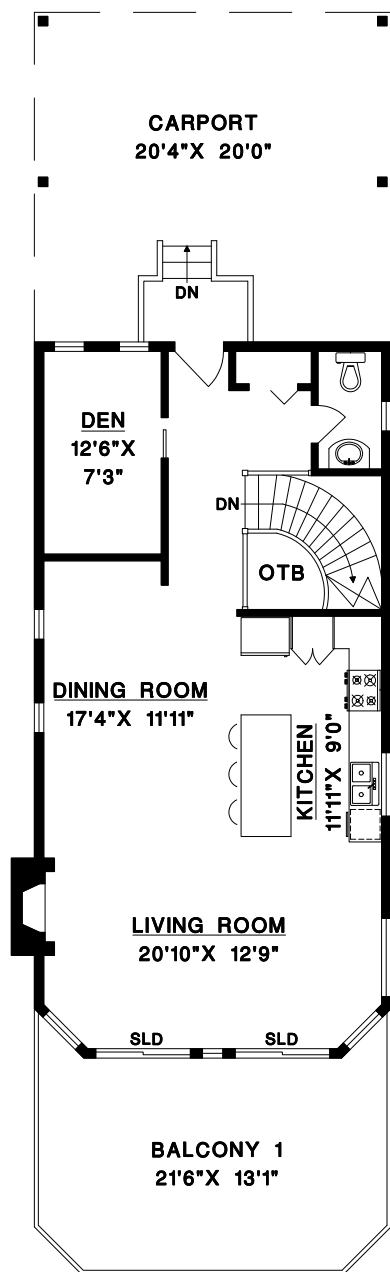
BEEBE CLINE

BUS: 604-531-1909

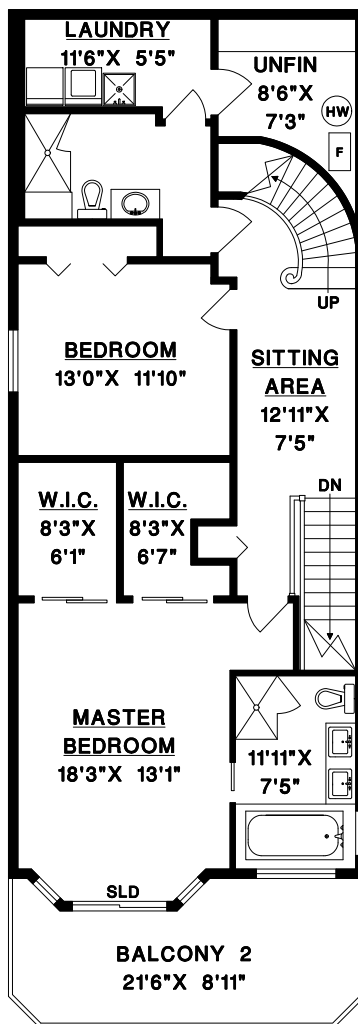
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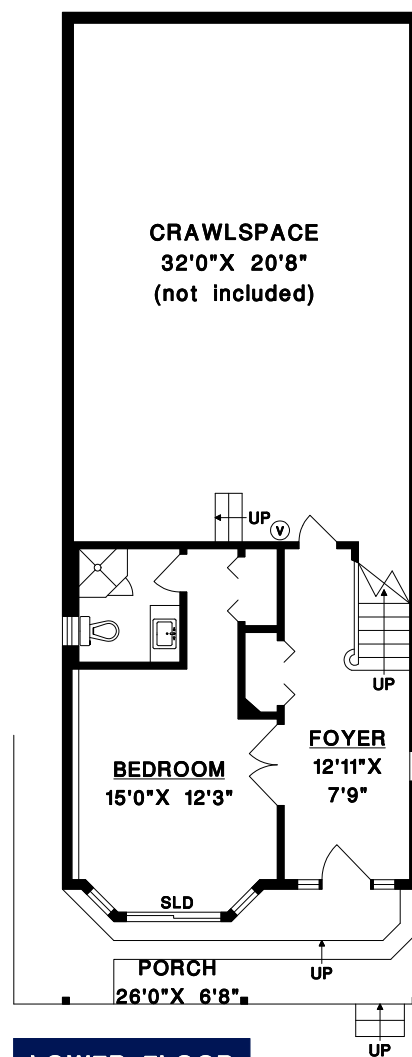
15515 COLUMBIA AVENUE,
WHITE ROCK, B.C.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR	943	SQ. FT.
MAIN FLOOR	1114	SQ. FT.
LOWER FLOOR	498	SQ. FT.
FINISHED AREA	2555	SQ. FT.
UNFINISHED	83	SQ. FT.
TOTAL AREA	2638	SQ. FT.

CARPORT	447	SQ. FT.
BALCONY 1	280	SQ. FT.
BALCONY 2	170	SQ. FT.
PORCH	159	SQ. FT.



1" = 6"
SCALE

DRAWN BY: CN
DATE: DECEMBER 2018
REVISED:

15515 COLUMBIA AVENUE				
PROPERTY COST		Amount		
List Price		\$ 1,899,000.00		
REVENUE		Monthly Rent	Monthly	Yearly
Total Revenue			\$3,800.00	\$42,000.00
EXPENSES	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$7,496.19	\$624.68	\$7,496.19
Insurance	Y	\$2,097.00	\$174.75	\$2,097.00
Hydro	Y	\$840.00	\$70.00	\$840.00
Gas	Y	\$600.00	\$50.00	\$600.00
Water	Y	\$581.24	\$48.44	\$581.24
Building Maintenance		5%	\$175.00	\$2,100.00
Vacancy Allowance		1%	\$38.00	\$420.00
TOTAL EXPENSES			\$1,180.87	\$ 14,134.43

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

15515 COLUMBIA

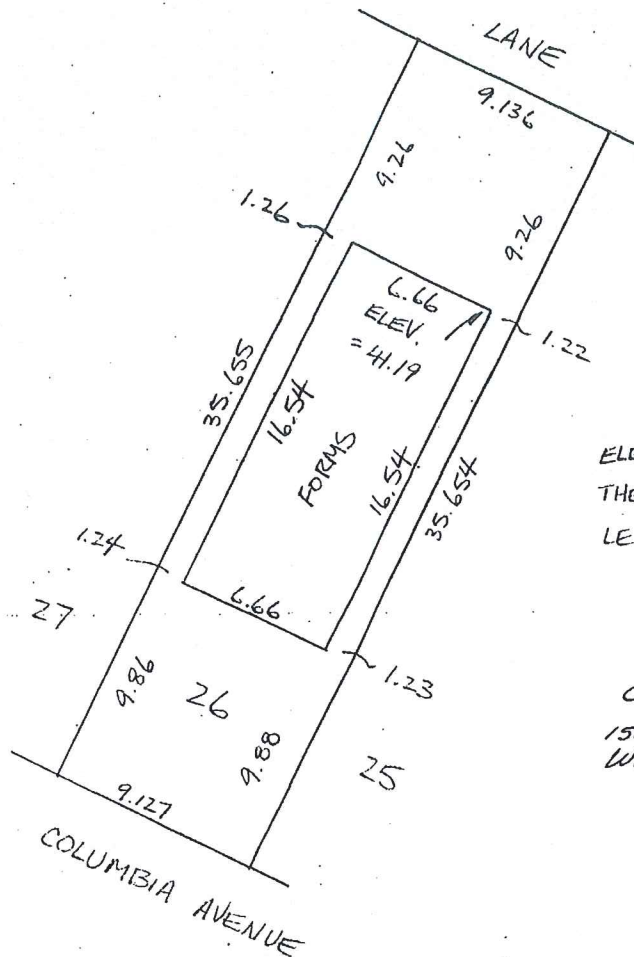
**PLAN SHOWING LOCATION
OF IMPROVEMENTS ON**

LOT 26, BLOCK 7, SECTION 11,
TOWNSHIP 1, PLAN 488,
NEW WESTMINSTER DISTRICT

THIS PLAN TO BE USED
FOR MUNICIPAL AND/OR
MORTGAGE PURPOSES ONLY



Scale 1 : 250
(distances are in metres except
where otherwise noted)



ELEVATION SHOWN IS
THE TOP OF THE
LEVELING STRIP.

Civic Address
15515- Columbia
White Rock BC

CERTIFIED CORRECT

[Signature]
dated this 19 day of Aug/87

B.C.L.S.

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Unit 8 - 15243-91 AVE,
SURREY, B.C. V3R 6P8
588-0241

FILE: 87-L-1075-21

DATE OF INSPECTION	TYPE OF INSPECTION	REMARKS:
AUG 14 / 87	FACS	OK subject to engineer wotd 18" backfill. Re
AUG 17 / 87	Exams	Subject to engineers survey Re
AUG	D. Roorf.	not passed; TO be treated with waterproof Re
DEC 9 / 87	FRAME	
OCT. 6 / 87	FRAME	N. PASSED PLC PLC
OCT 13 / 87	FRAME	PASSED PLC PL
OCT. 16 / 87	INSUL.	PASSED PLC
SURVEY PLAN REC'D: TRUSS PLAN REC'D:	Aug 19 / 87 Re	ANGLE OF CONT FROM 138' 1"
PROVISIONAL OCCUPANCY DEC. 9 / 87 @ JN BUILDING COMPLETE JAN. 21 / 87		MAX HT 149' 7" FL TO C.S. & N.E. 135' 1" (41.19) MAX ALLOWABLE DIF. 14' 6" ACTUAL.
FINAL GRANTED		

THE CITY OF WHITE ROCK PERMIT TO BUILD

Date July 21 19 87 Roll # 163 Dev. Permit No. 163 Permit No. 163

Owner <u>Dajager Homes</u>	Location <u>15515 Columbia Ave.</u>
Address <u>1320 Johnston Rd., W.R.</u>	Legal <u>Lt. 26 Bk. 7 SW 11 T:1 P1.488</u>
Architect <u>owner</u>	Dev. Permit Area <u>S.F.D.</u> Zone <u>S.F.D.</u>
Contractor <u>owner</u>	Occupancy <u>S.F.D.</u>
Contractor's Address <u></u>	Name of Project <u>S.F.D.</u>

Description of Construction AS PER CODE Lot Size 30x117
 Truss Plan Req'd AS PER CODE Survey Plan Req'd AS PER CODE Max. Height AS PER CODE
 Size AS PER CODE Storeys AS PER CODE Min. Yards: Front AS PER CODE Side AS PER CODE L. Side AS PER CODE

	Basement	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				
Int. Partitions				
Heating				
Ventilation				
Insulation				
Plans Filed				

The approval of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

Value	\$ 80,000.00
Permit Fee	\$ 438.00
	\$
	\$
Total Fees	\$ 438.00

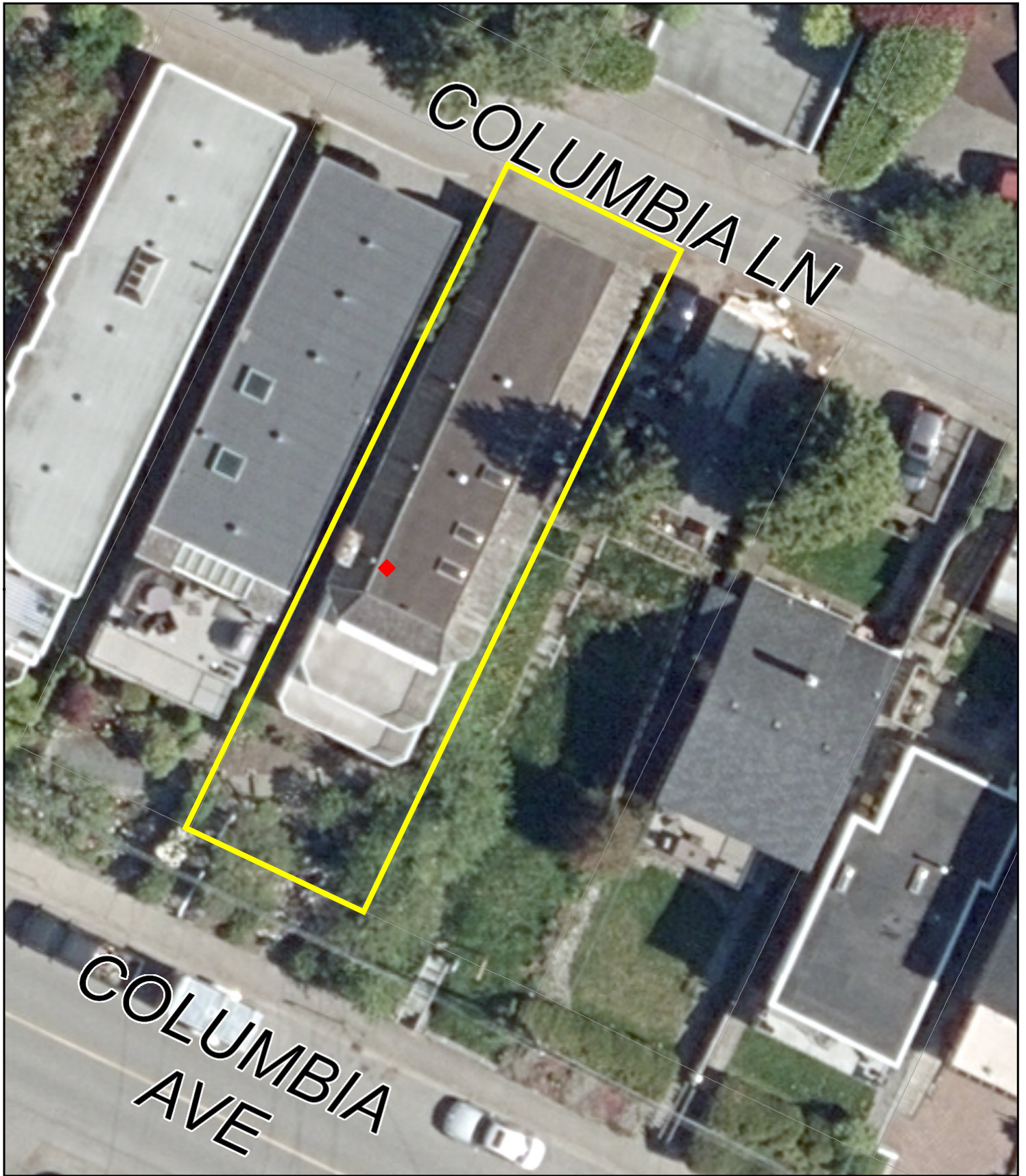
Owner or Authorized Agent [Signature] B. W. Hall Building Inspector [Signature] (OVER)

[illegible]



W R O M S

City of White Rock Mapping Online System



15515 Columbia Avenue

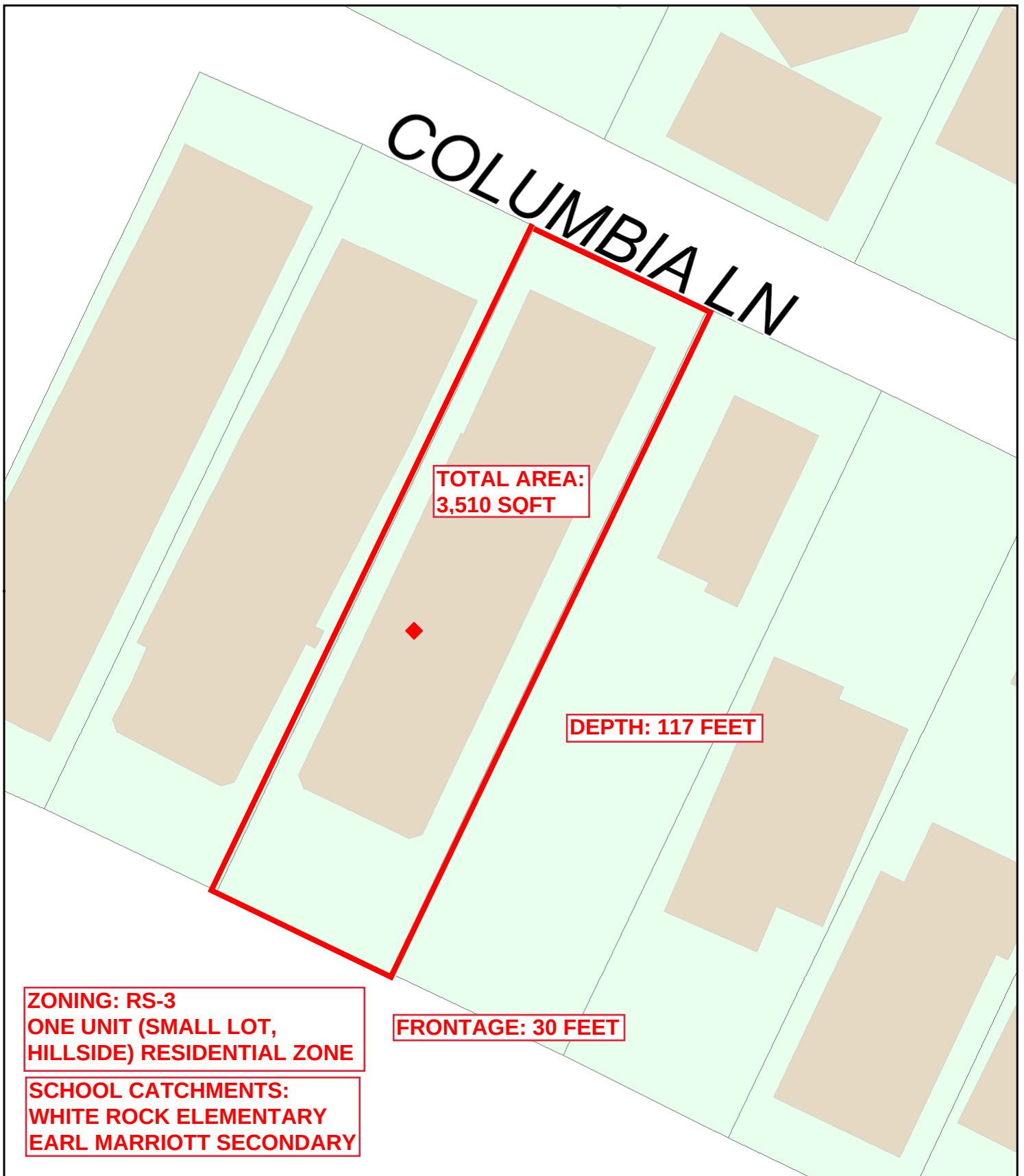
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:250

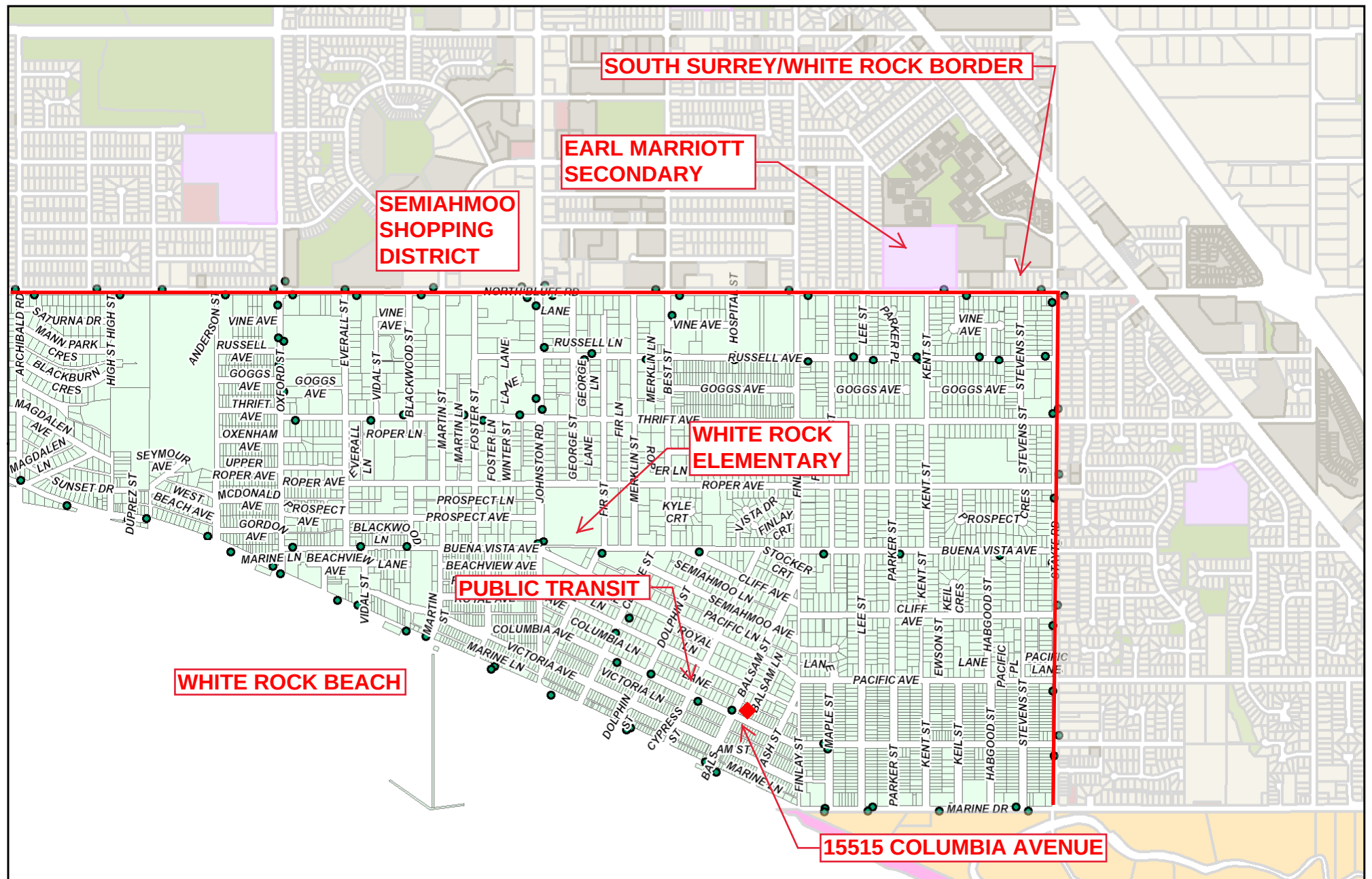
Map created on:
2018-12-03

WHITE ROCK
My City by the Sea!



15399 Russell Avenue





15515 Columbia Avenue



North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

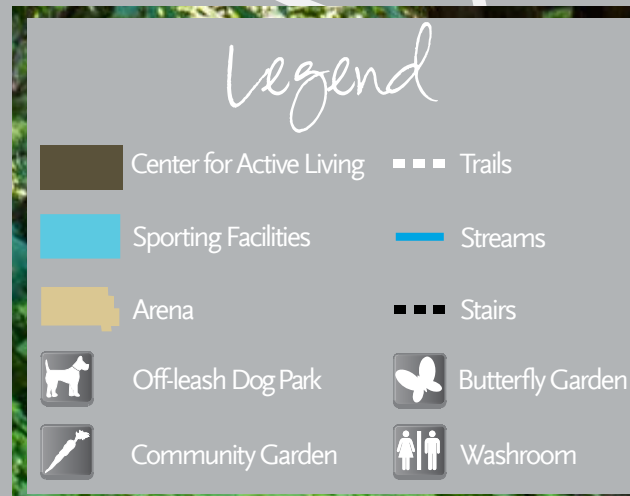
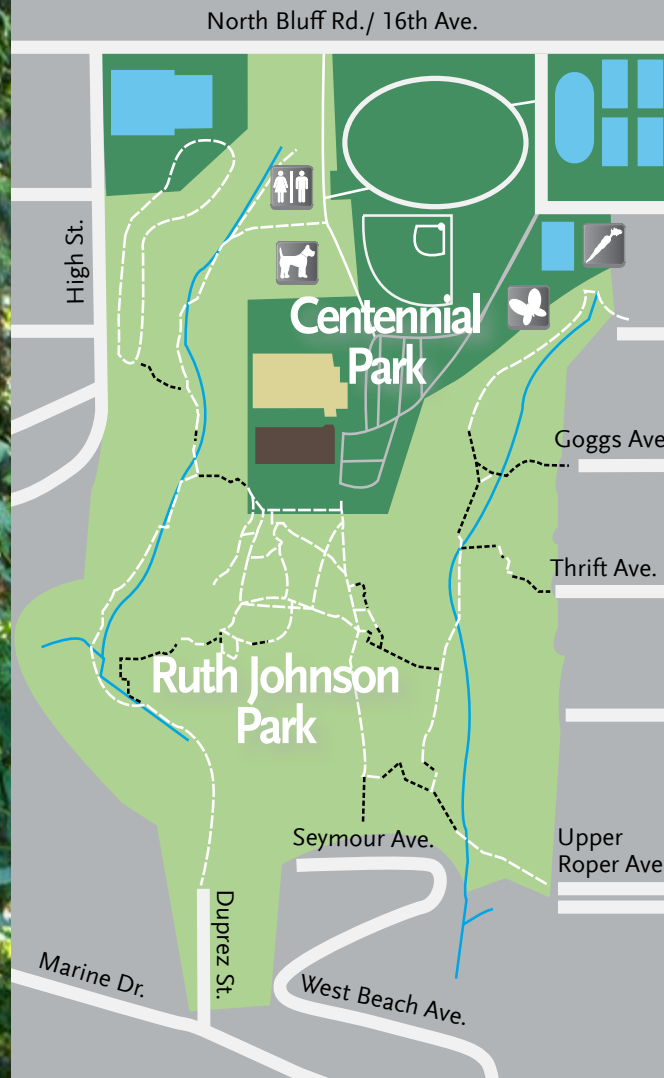


WHITE ROCK
Our City by the Sea!

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

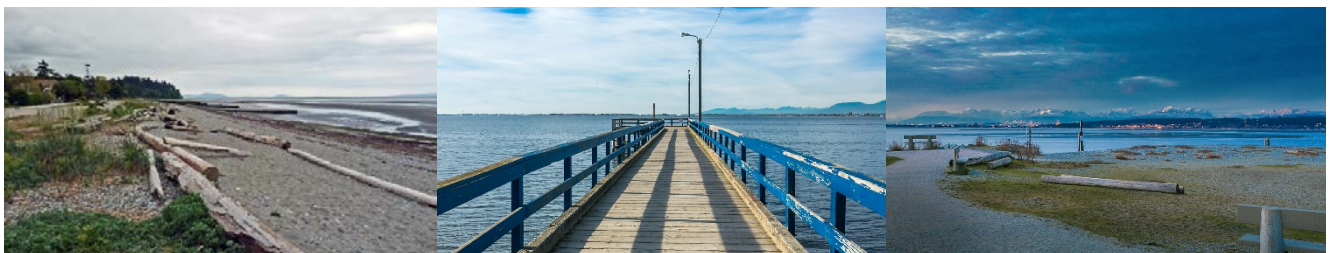
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the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

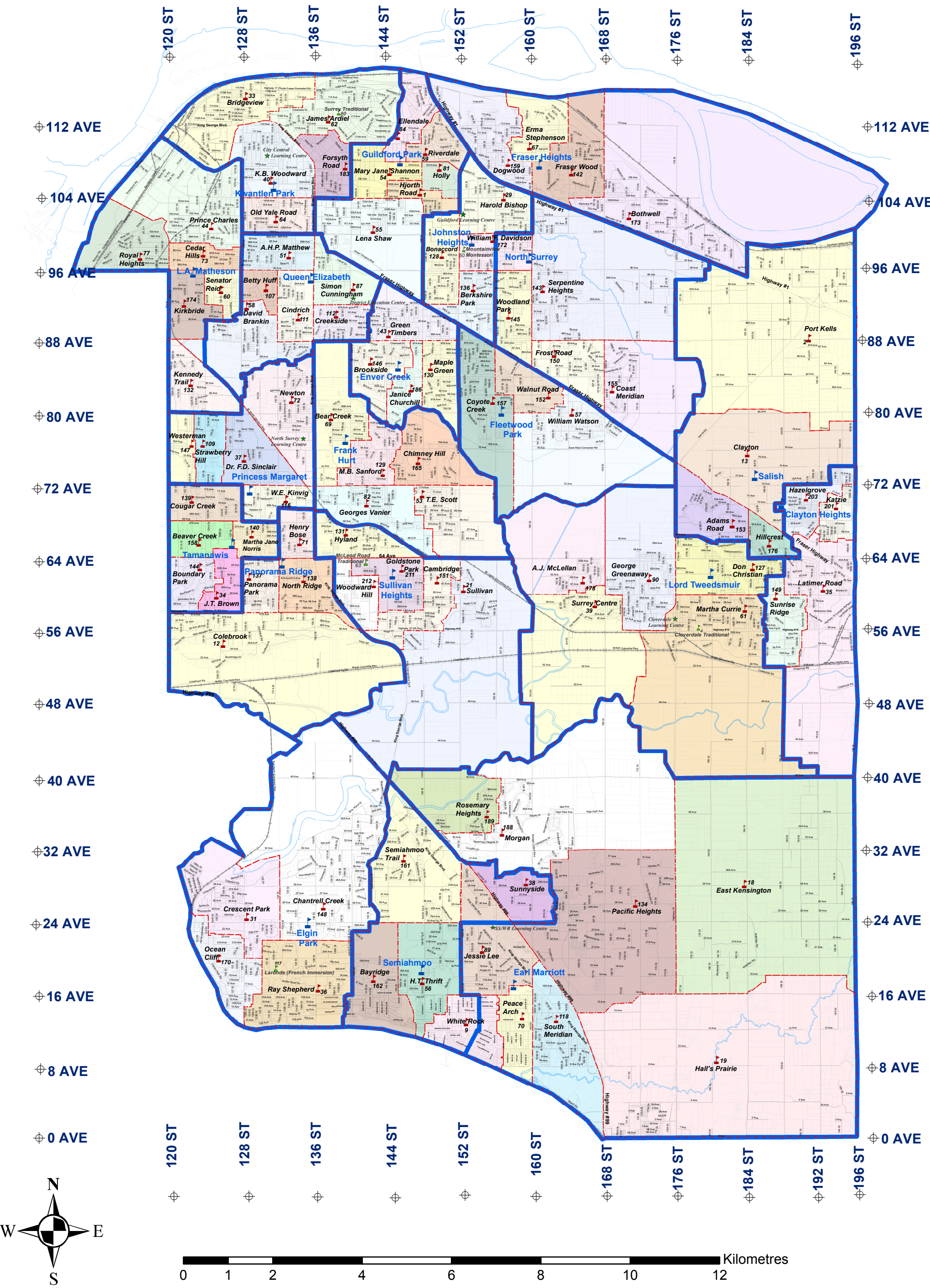
Elementary Schools cont'd

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:

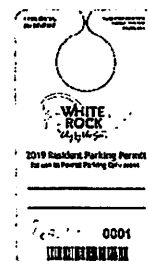
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters 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.