



Presented by:

Beebe Cline - PREC

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



Active
R2423545
Board: F
House/Single Family

1215 PARKER STREET

South Surrey White Rock
White Rock
V4B 4S2

Residential Detached
\$1,390,000 (LP)
(SP)



Sold Date:	Frontage (feet):	63.00	Original Price: \$1,390,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1973
Depth / Size: 106	Bathrooms:	3	Age: 46
Lot Area (sq.ft.): 6,604.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,623.14
Rear Yard Exp: Southwest			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-523-436
			Tour:
View:	Yes: Panoramic Ocean on rebuild		
Complex / Subdiv:	White Rock Beaches Hillside		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Sanitation		

Style of Home: **Corner Unit, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # 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)**
 Type of Roof: **Torch-On**

Reno. Year: **2012**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water: **Y**

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem, RV Parking Avail., 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:

Legal: **LOT 440, PLAN NWP38517, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'	Below	Storage	8' x 3'6			x
Main	Kitchen	12'6 x 11'6			x			x
Main	Dining Room	10'6 x 11'6			x			x
Main	Master Bedroom	15'10 x 11'7			x			x
Main	Walk-In Closet	6' x 4'			x			x
Main	Bedroom	15'6 x 9'4			x			x
Below	Family Room	13'1 x 20'9			x			x
Below	Laundry	6' x 8'			x			x
Below	Office	10'9 x 13'			x			x
Below	Storage	5' x 6'			x			x

Finished Floor (Main): 1,226	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 927	# of Levels: 2	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total): 2,153 sq. ft.	Crawl/Bsmt. Height: 4'	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht: 26x11'5
Grand Total: 2,153 sq. ft.	Beds not in Basement: 2	6				
	Basement: Crawl, Part	7				
		8				

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

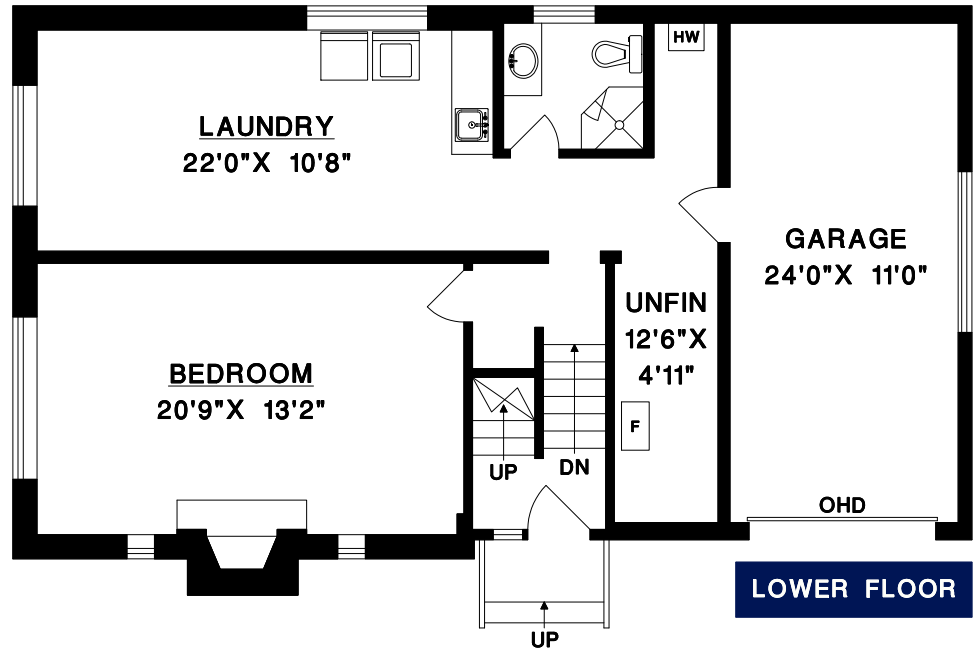
Corner of Buena Vista & Parker Street 6,662 sqft lot w/ outstanding view of Baker & Semiahmoo Peninsula & West for Sunsets. Excellent elevations, sits high on corner property. New topographic survey avail. Property can be purchased in company name to save taxes. Currently tenanted property, leased Feb 2020 \$2,020 per month. Good tenants, family w/ children, would renew lease. Revenue spreadsheet avail. Please review document file on MLS. Home was fully renovated in 2012, upgrades include roof, H/E furnace, hot water on demand, sound proofing & insulation, electrical, vinyl windows, new kitchen w/ new appliance pkg & new bath fixtures. 2,153 sqft home. Lots of parking. Please do not disturb tenants. *Do not walk on property* Frontage: 106 ft/Depth: 63 ft. Zoning: RS-1

1215 PARKER STREET,
WHITE ROCK, B.C.

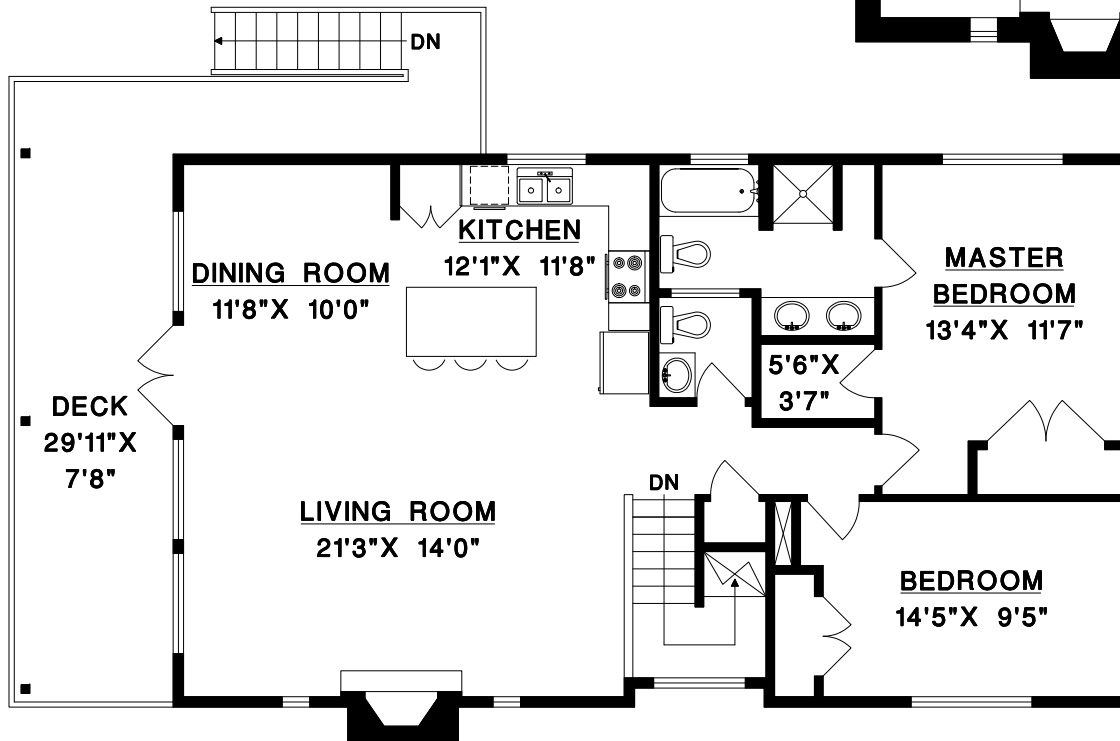


BEEBE CLINE

BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com



LOWER FLOOR



MAIN FLOOR

MAIN FLOOR	1 2 2 7	SQ. FT.
LOWER FLOOR	8 3 6	SQ. FT.
FINISHED AREA	2 0 6 3	SQ. FT.
UNFINISHED	7 4	SQ. FT.
TOTAL AREA	2 1 3 7	SQ. FT.

GARAGE	3 0 0	SQ. FT.
DECK	2 8 1	SQ. FT.



DRAWN BY: CN
DATE: MAY 2019
REVISED:



1215 PARKER STREET**CURRENT LEASE EXPIRES FEBRUARY 2020**

PROPERTY COST		Amount			
List Price		\$ 1,390,000.00			
REVENUE		Monthly Rent	Monthly	Yearly	
Total Revenue			\$2,020.00	\$24,240.00	
EXPENSES		Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	y	\$5,623.14	\$468.60	\$5,623.14	
Insurance	Y	\$1,440.00	\$120.00	\$1,440.00	
Hydro	Y	\$1,320.00	\$110.00	\$1,320.00	
Gas	Y	\$1,080.00	\$90.00	\$1,080.00	
Water	Y	\$500.00	\$41.67	\$500.00	
Building Maintenance		10%	\$202.00	\$2,424.00	
Vacancy Allowance		1%	\$20.20	\$242.40	
Total Expenses			\$ 1,052.46	\$ 12,629.54	

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

-OT
406

roof peak x
84.90

Dwelling

roof peak
84.18 x

2nd floor deck
80.59

wood wall

19.351

76.95

10.05

concrete wall

concrete wall

LOT
440
LOT AREA
612.0 m²

PROPOSED BUILDING
ENVELOPE

Dwelling

Deck

75.70

AVERAGE GRADE = 76.33
(76.95+76.12+75.70+76.54)

4

PROPOSED ROOF ELEVATION
81.49m
(76.33m + 7.70m = 84.03m)

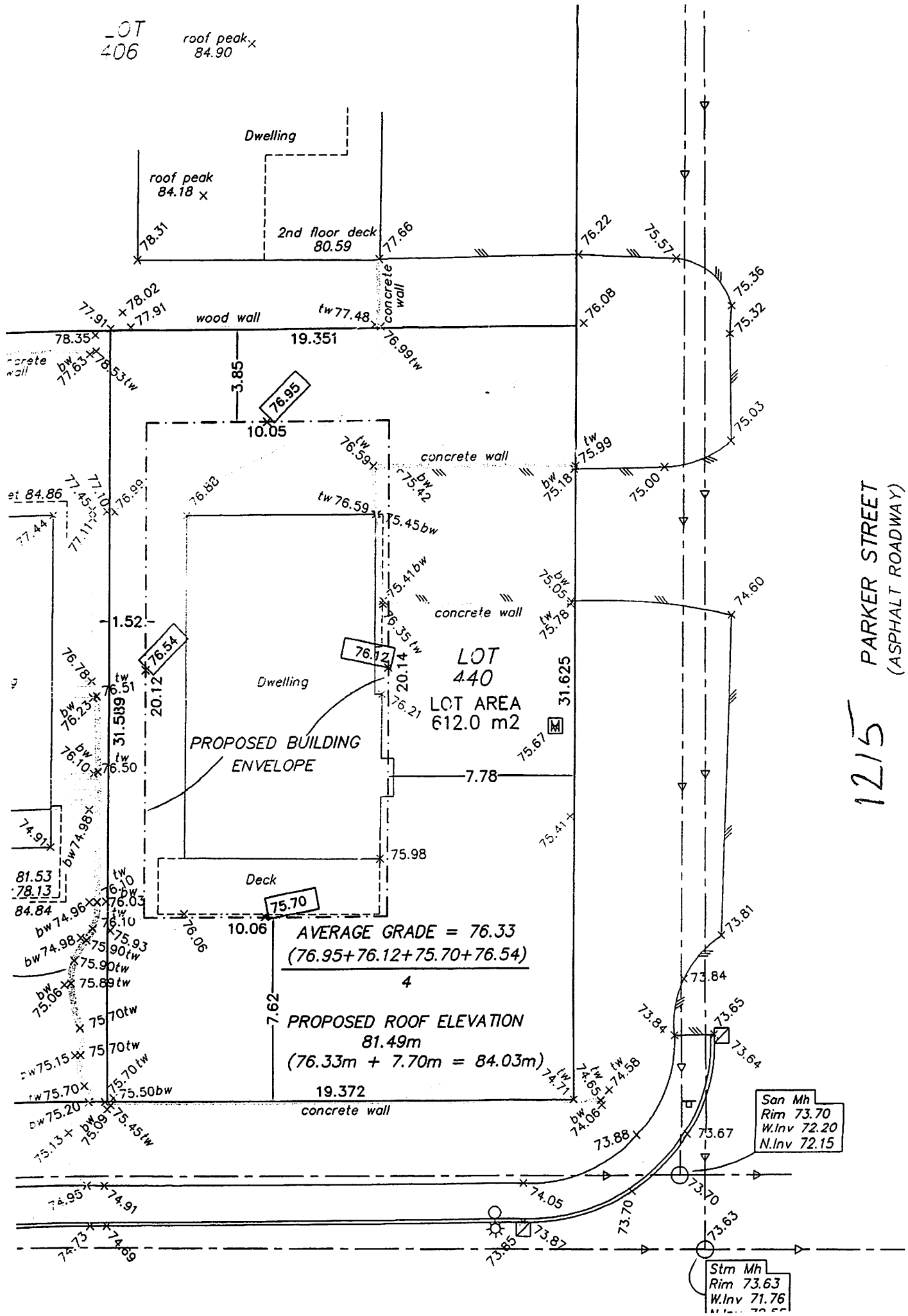
19.372

concrete wall

1215 PARKER STREET
(ASPHALT ROADWAY)

San Mh
Rim 73.70
W.Inv 72.20
N.Inv 72.15

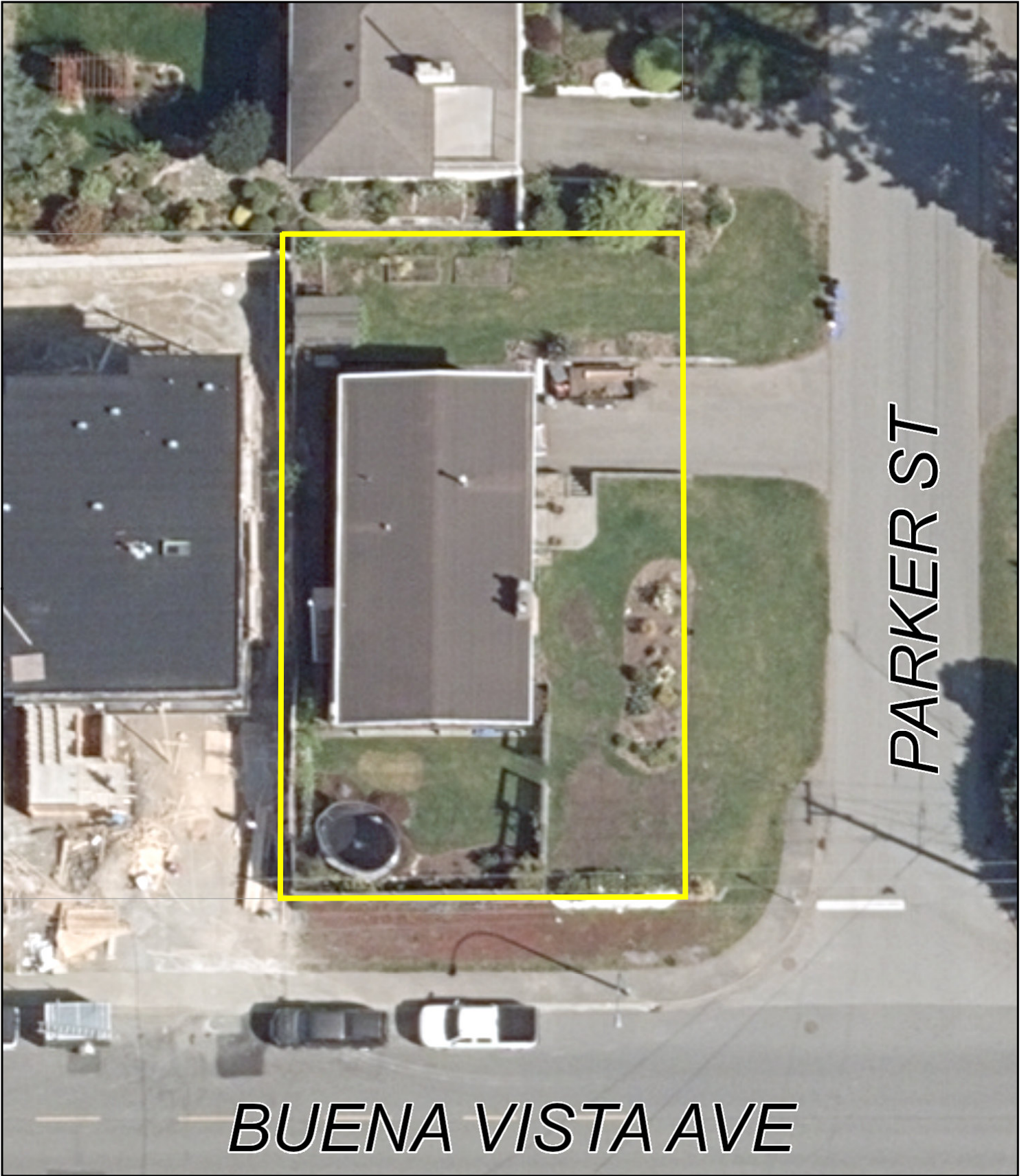
Stm Mh
Rim 73.63
W.Inv 71.76
N.Inv 71.55





WR O M S

City of White Rock Mapping Online System



PARKER ST

BUENA VISTA AVE

1215 Parker Street

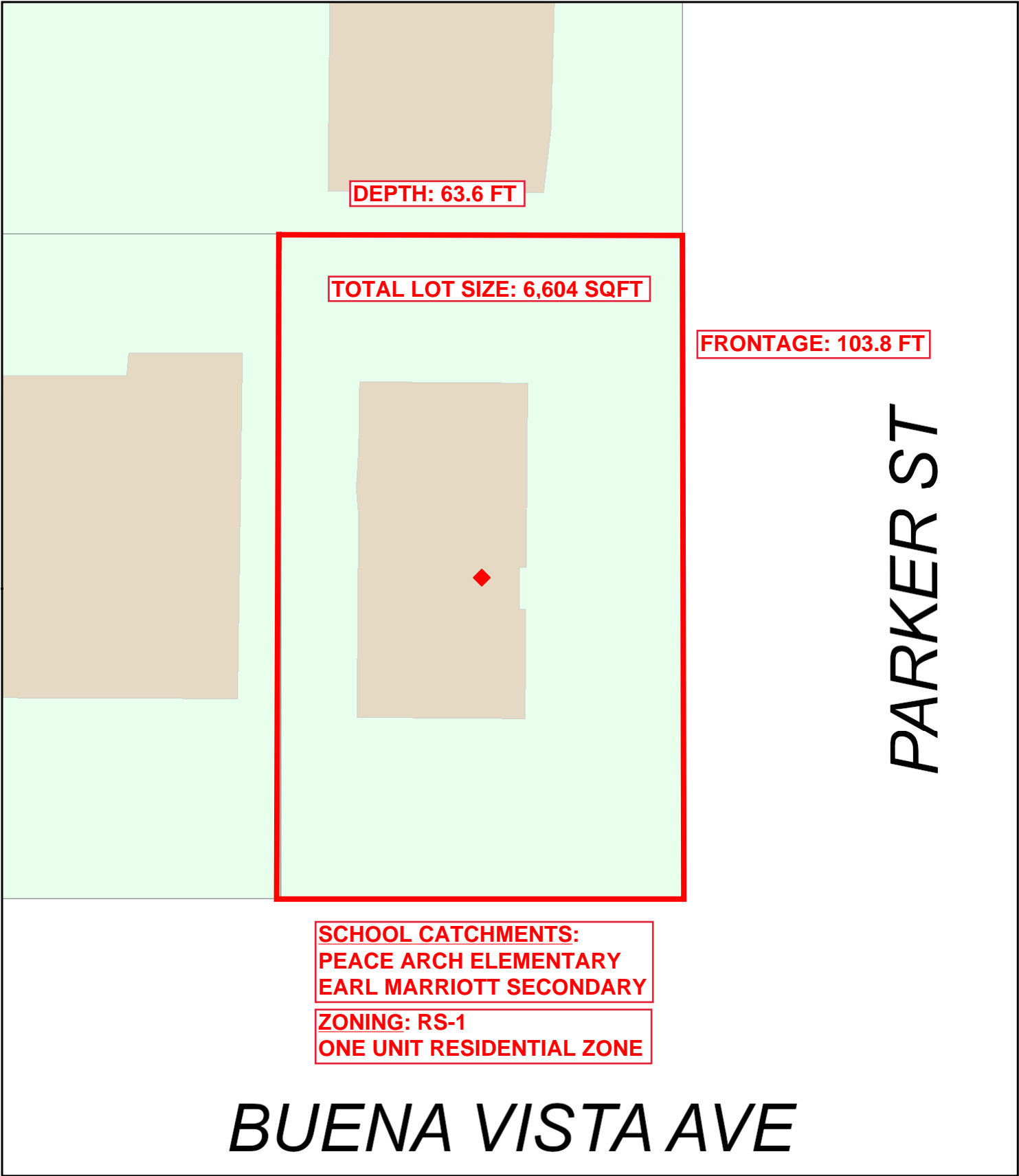
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Scale: 1:250

Map created on:
2019-04-30





1215 Parker Street

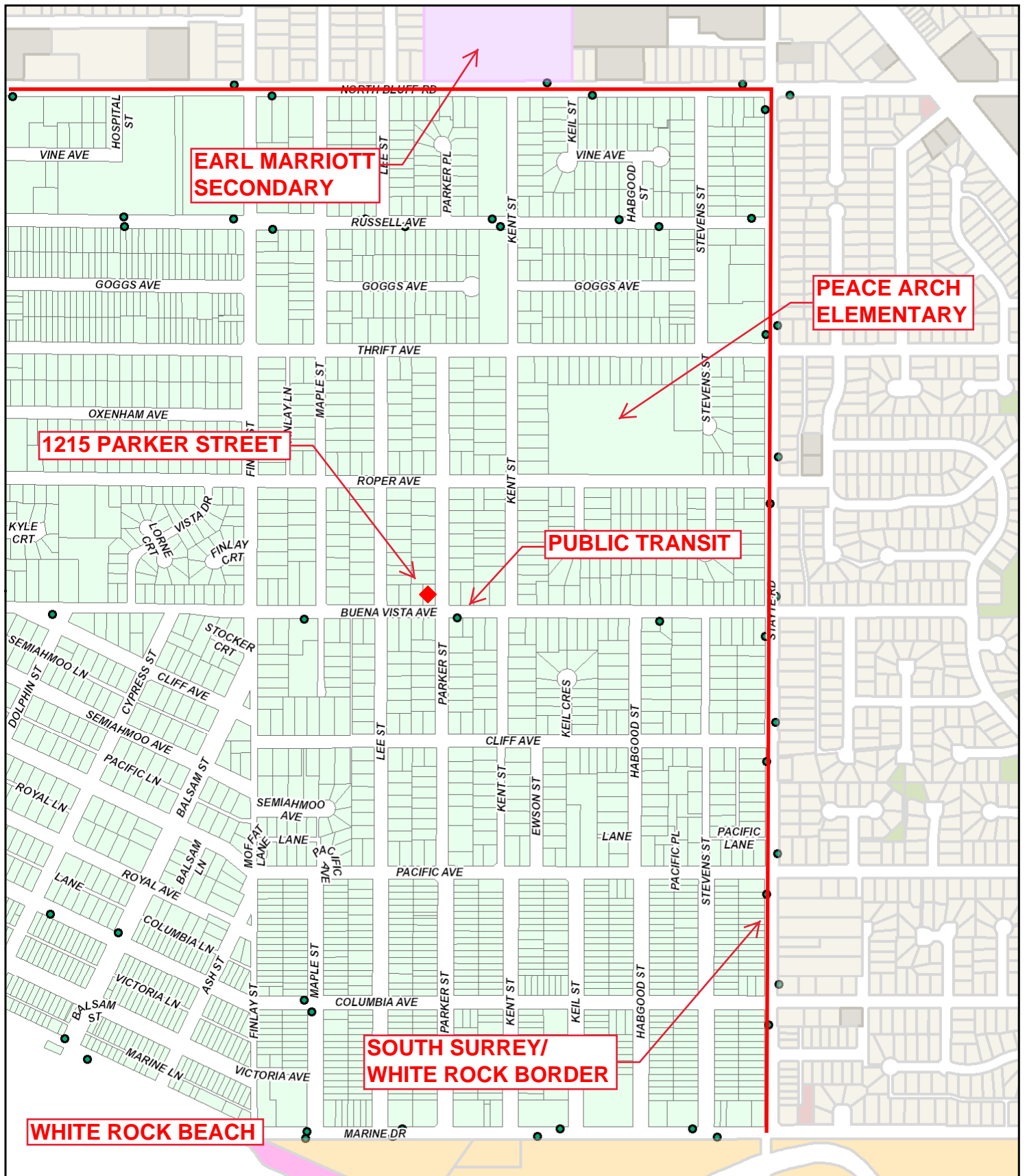
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Scale: 1:250

Map created on: 2019-04-30





1215 Parker Street

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Scale: 1:8,000

Map created on: 2019-04-30





CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, BC V4B 1Y6

Building: 604.511.2149
 Planning: 604.511.2136
 Engineering: 604.511.2181
 E: building@whiterockcity.ca
 E: planning@whiterockcity.ca
 E: operations@whiterockcity.ca

Please refer to Section 12 (d) of the Building By-law for the expiry dates of this permit.

THE CITY OF WHITE ROCK

PERMIT TO BUILD

Date July 3 19 73 Dev. Permit No. _____ Permit No. #178

Owner Sheridan Homes Ltd.,
 Address 1580 Johnston Rd., White Rock, B.C.
 Architect HARGRAVE + Mc Kinnon (MPLA)
 Contractor owner 531-9561 Demasak
 Contractor's Address _____

Location 1215 Parker St.
 Legal Lt. 440 E 1/2 Sec. 11 T. 1 P1. 38517
 District 1 Fire Zone 1 Group 1 Type _____
 Occupancy S.F.D.
 Name of Project S.F.D. & garage under

Description of Construction Frame, stucco & siding Lot Size 63.54' x 103.73'

Size 26.6' x 46' Storeys 1 Rooms 5 Min. Yards: Front 25' R. Side 25' L. Side 5' Rear _____

	Basemt.	1st	2nd	Roof
Basement <u>Yes (unfinished)</u>				
Footings <u>8x16</u>				<u>Tar & Gravel</u>
Columns <u>as per code</u>				
Beams <u>as per code</u>				
Stairways <u>6'4"</u>				
Ext. Walls				
Floors, Joists		<u>2x10 @16"oc</u>	<u>APPROVED TRUSSES</u>	
Live Loads				

Int. Partitions <u>2x4 @16"oc</u>	Gas Appliances <u>2</u>	Fire Protection <u>as per code</u>	Value - - \$ <u>20,000.00</u>
Int. Finish <u>Drywall</u>	Plumbing Fixtures <u>8</u>	Chimney <u>Yes</u>	Permit Fee - \$ <u>80.00</u>
Int. Lath <u>-----</u>	Heating <u>Gas</u>	Fire Place <u>Yes</u>	Water Rates - \$ _____
Ceiling <u>Drywall</u>	Ventilation <u>as per code</u>	Plans Filed <u>Yes</u>	Numbers - - \$ _____
Insulation <u>2" Batts</u>			Total Fees - \$ <u>80.00</u>

Owner or Authorized Agent Sheridan Homes Ltd. Building Inspector [Signature] (OVER)

Remarks: Centre Bearing Wall footy to be 8" N.E. per spec
 Perm Drains Proposed. Notarized Drawing July 4/73. *Jan 28/74*
 G.B. Not Comp Frame Est Aug 3/74.

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard	<i>OK 9/79</i>	Insulation		1.
R. Side Yard	<i>1) Repair front trimmer</i>	Rafters		2.
L. Side Yard	<i>2) Threshold repair</i>	Roofing		3.
Rear Yard	<i>3) Repair in inside of place</i>	Chimney		4.
Excavation		Fireplace		DATE OF INSPECTION
Footings	<i>4) All wires on deck</i>	Stucco Lath		1.
Foundation Walls	<i>5) per permit packet?</i>	Plaster Lath		2.
Columns	<i>6) Repair in joints in soil</i>	Exterior Finish		3.
Beams	<i>stack</i>	Plaster		4.
Floor Joists	<i>Re</i>	Stairs		5.
Ceiling Joists	<i>f.o. Bond.</i>	Exits		6.
Bridging	<i>Repl'd.</i>	Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete?
Studding		Attic Trap		Occupied
Bracing		Louvres		<i>Finalled 16/79</i>
Sheathing		Bathroom Vent		<i>Re</i>
Fire Stop				Building Inspector

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.

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.





Legend

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



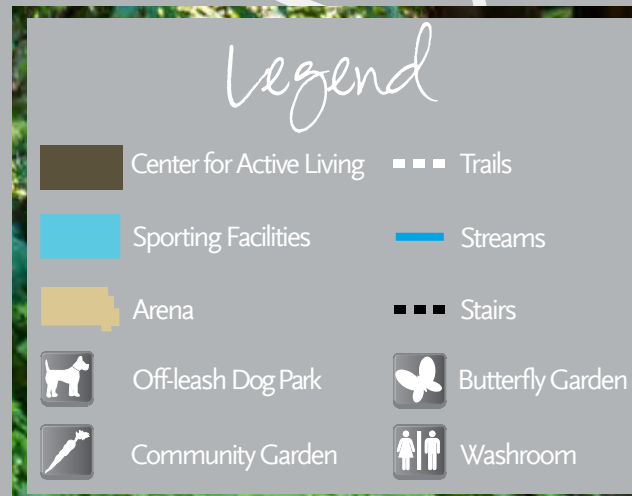
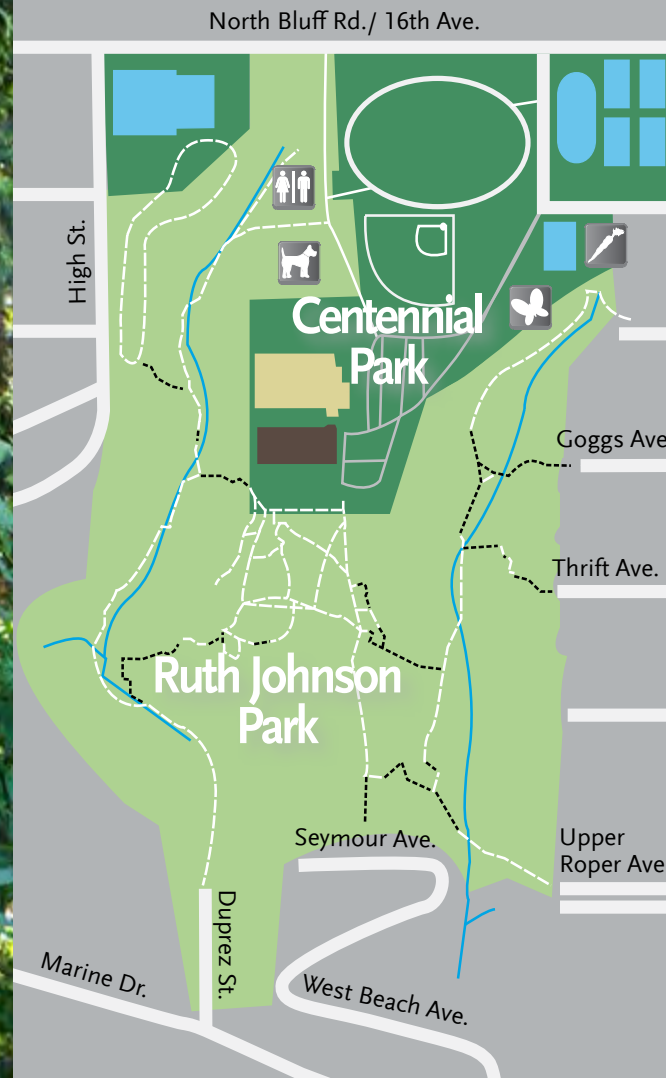
★ map is not to scale

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



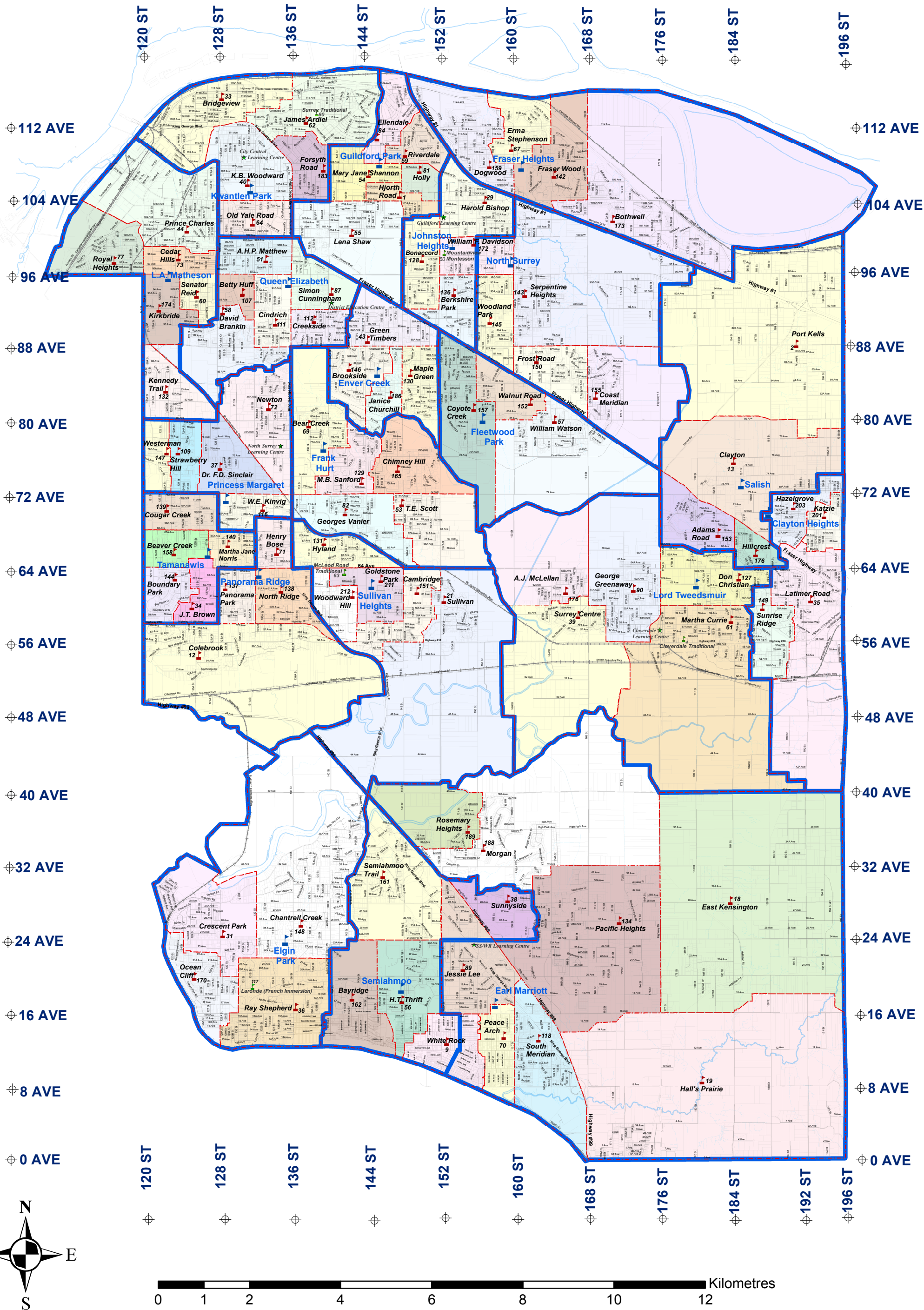
City of White Rock Map

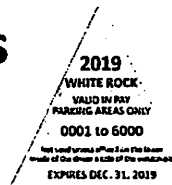
PARKS AND TRAILS

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Merdian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	Private Schools		2017/18 Ranking		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	Secondary Schools		2017/18 Ranking		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10

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.