



















Presented by:

## Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2446562**  
Board: F  
House/Single Family

### 971 KENT STREET

South Surrey White Rock  
White Rock  
V4B 4S9

Residential Detached

**\$2,149,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$2,149,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2006</b>
Depth / Size: <b>125</b>	Bathrooms:	<b>4</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>4,125.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,297.54</b>
Rear Yard Exp: <b>Southwest</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-021-854</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: OCEAN MT BAKER**

Complex / Subdiv: **WHITE ROCK BEACHES**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
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), Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2018**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

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

Dist. to Public Transit: **2** 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: **LOT 2, SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP12785**

Amenities: **Guest Suite, In Suite Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'3 x 5'5	Below	Laundry	11'5 x 5'11			x
Main	Bedroom	12' x 9'10	Below	Storage	16'9 x 4'11			x
Main	Bedroom	11'9 x 9'10	Below	Living Room	14'9 x 13'4			x
Main	Bedroom	11'9 x 9'10	Below	Kitchen	10'8 x 9'11			x
Main	Master Bedroom	14'11 x 14'3	Below	Bedroom	11'6 x 11'3			x
Main	Walk-In Closet	9'4 x 4'4	Below	Bedroom	11'3 x 9'4			x
Main	Nook	11' x 9'9	Below	Den	11'9 x 10'7			x
Above	Living Room	18'1 x 17'7	Below	Laundry	9' x 4'			x
Above	Kitchen	18'1 x 13'5			x			x
Above	Great Room	21'11 x 18'1			x			x

Finished Floor (Main): **1,384**  
Finished Floor (Above): **1,189**  
Finished Floor (Below): **1,383**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,956 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,956 sq. ft.**

# of Rooms: **18**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Full, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>3</b>	<b>No</b>
2	<b>Main</b>	<b>4</b>	<b>Yes</b>
3	<b>Above</b>	<b>2</b>	<b>No</b>
4	<b>Below</b>	<b>3</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **19'1 X 17'1**  
Grg Dr Ht: **7'**

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

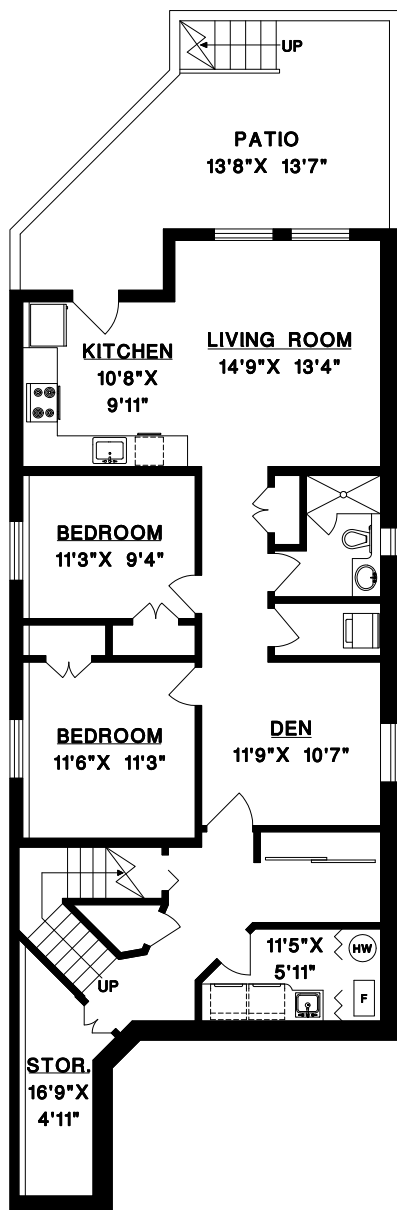
**Gorgeous ocean view 3,956 sq.ft home on 3 levels . Entertain in new, interior designed, open concept kitchen/great room (2018). Massive island, commercial appliance pkg, extensive counters & work spaces. Vaulted ceilings 10'5 feet. Spacious decks & balconies exceed 1,100 sq.ft expanding the living spaces to the outdoors. Frame-less glass railings and natural gas outlets for fire table BBQs / heaters. 6 bedrooms/3.5 bath. Master bdrm suite is a peaceful sanctuary w/fireplace, sitting area, private ocean view balcony & brand new 5 piece en-suite (2020). Double garage + parking for four cars in driveway. New hot tub in fenced garden. Walk to the beach & schools. Floor plan & video tour + revenue spreadsheet available. Unauthorized suite w/ separate entrance. Must be seen!**



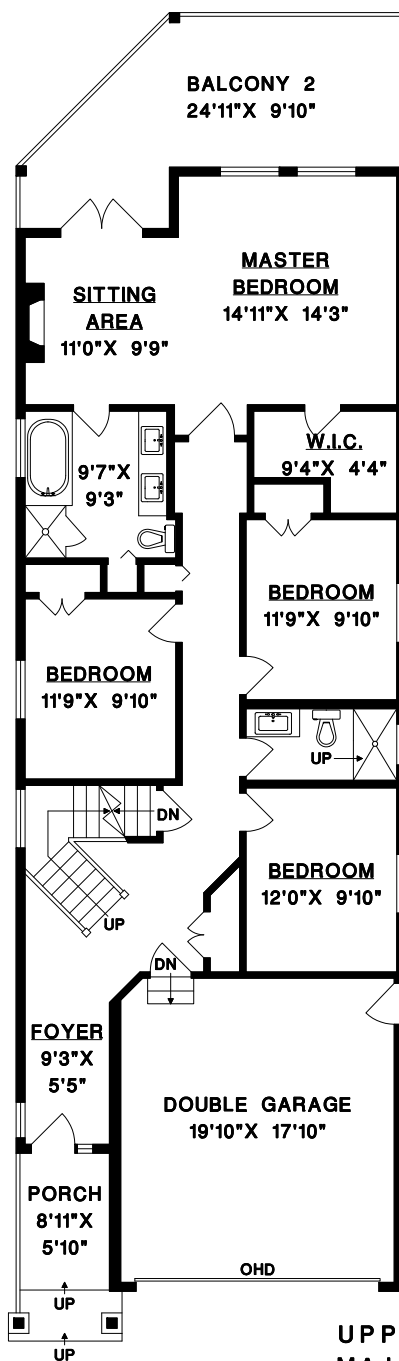


**www.whiterocklifestyles.com**

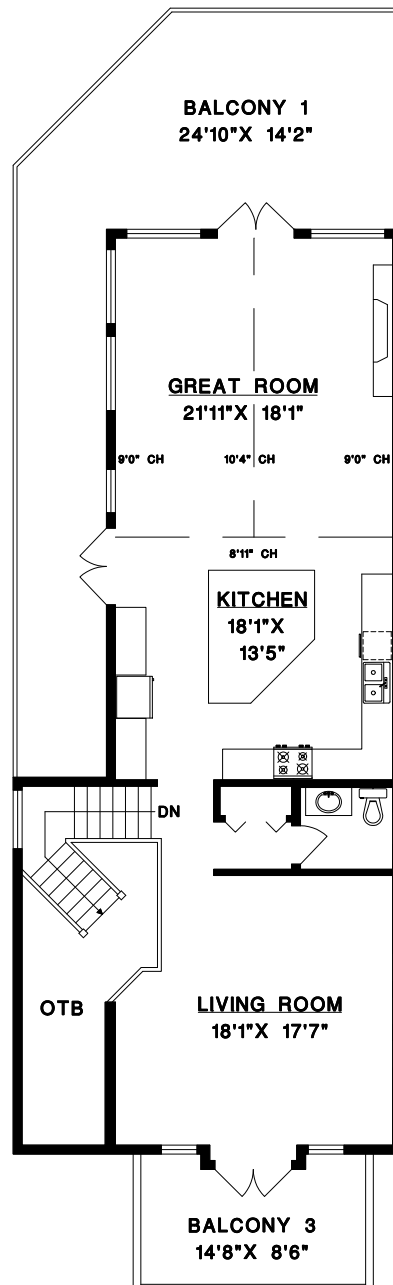
**971 KENT STREET,  
WHITE ROCK, B.C.**



## LOWER FLOOR



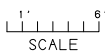
## MAIN FLOOR



## UPPER FLOOR

UPPER FLOOR	1 189	SQ. FT.
MAIN FLOOR	1 384	SQ. FT.
LOWER FLOOR	4 16	SQ. FT.
SUITE	9 67	SQ. FT.
FINISHED AREA	3956	SQ. FT.

GARAGE	385	SQ. FT.
BALCONY 1	509	SQ. FT.
BALCONY 2	234	SQ. FT.
BALCONY 3	118	SQ. FT.
DECK	274	SQ. FT.
PORCH	74	SQ. FT.



**DRAWN BY: CN**  
**DATE: JANUARY 2016**  
**REVISED: JULY 2019**





971 KENT STREET				
<b>PROPERTY COST</b>		<b>Amount</b>		
List Price		\$ 2,149,000.00		
<b>REVENUE</b>		<b>Monthly Rent</b>	<b>Monthly</b>	<b>Yearly</b>
Revenue from Suite			\$1,400.00	\$16,800.00
<b>EXPENSES</b>	<b>Monthly/Yearly</b>	<b>Amount</b>	<b>Monthly</b>	<b>Yearly</b>
Property Taxes	y	\$7,297.54	\$608.13	\$7,297.54
Insurance	Y	\$2,200.00	\$183.33	\$2,200.00
Hydro	Y	\$1,920.00	\$160.00	\$1,920.00
Gas	Y	\$672.00	\$56.00	\$672.00
Building Maintenance		10%	\$140.00	\$1,680.00
Vacancy Allowance		2%	\$28.00	\$336.00
Total Expenses			\$ 1,175.46	\$ 14,105.54

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

\* Suite is currently rented for \$1,400 per month on a month to month basis



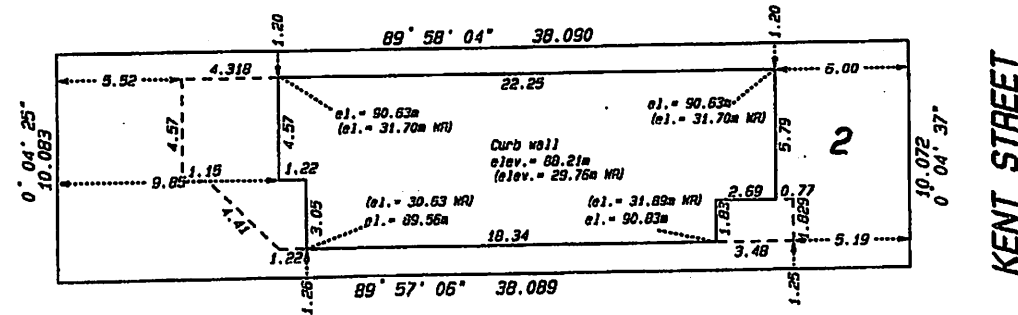
**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION  
OF CONSTRUCTED FORMS ON LOT 2 SECTION 11 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN BCP 12785.**

Current civic address:  
971 Kent Street  
White Rock, B.C.

SCALE 1:250

**Notes:**

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on Architectural Plans. (Assumed)
- Elevations in brackets are based on Whiterock geodetic monument WR8010, E1. = 41.065m.



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DHALIN & ASSOCIATES  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C.  
V3W 3B2  
(ph) 501-6188  
(fx) 501-6189  
FILE: 0404-005.F01

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

DATE OF SURVEY:  
22nd DAY OF DECEMBER, 2004

SUKHINDER SINGH DHALIN  
B.C.L.S. 756





THE CORPORATION OF THE CITY OF WHITE ROCK

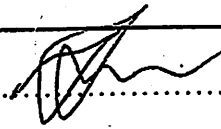
DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,  
White Rock, B.C.  
Tel: 604-541-2138  
Fax: 604-541-2153

# Inspection Report

NAME: Pal PERMIT No. 04.156  
ADDRESS: 971 Kent St. SHEET No.   
TYPE OF INSPECTION:  DATE: Jan 30/06  
AREA OF INSPECTION: Final

Building Final Approved

SIGNATURE: \_\_\_\_\_ INSPECTOR: 

DATE: \_\_\_\_\_

Please sign this form when the work is completed and return to the above department.



**List of Subtrades. 971, Kent St.**

<b>Framer</b>		
	AM Framing Ltd.	604-230-8835
<b>Plumbing</b>		
	Dhami Mechanical Ltd.	604-880-6203
<b>Heating</b>		
	Corona Gas	778-233-8010
<b>Electrical</b>		
	Saab Electrical Ltd.	604-306-0963
<b>Roofing</b>		
	Columbia Tile Roofing	604-857-6454
<b>Carpet</b>		
	City Carpet Centre Ltd.	604-512-3131
<b>Sundecks.</b>		
	Canadian Siding & Sundecks	604-290-2566
<b>Hardwood Floors.</b>		
	Wood Expressions (Rudy)	604-290-4824
<b>Kitchen</b>		
	Universal Kitchen Cabinets	604-783-2914
<b>Doors</b>		
	A 1 Doors	604-591-1044
<b>Windows</b>		
	AVS Windows	604-540-8500
<b>Truss</b>		
	West Coast Truss	604-592-8787
<b>Railing</b>		
	Accurate Railings	604-596-6512
<b>Painting</b>		
	Corunda Painting (Omar)	604-518-0079

Railing ( inside)  
Super woodwork 604-313-9235

Siding  
D I Enterprises 604-537-3467

Garage Door  
Budget Garage Door 604-649-2409

Finishing  
Akaal Finishing 604-418-9994

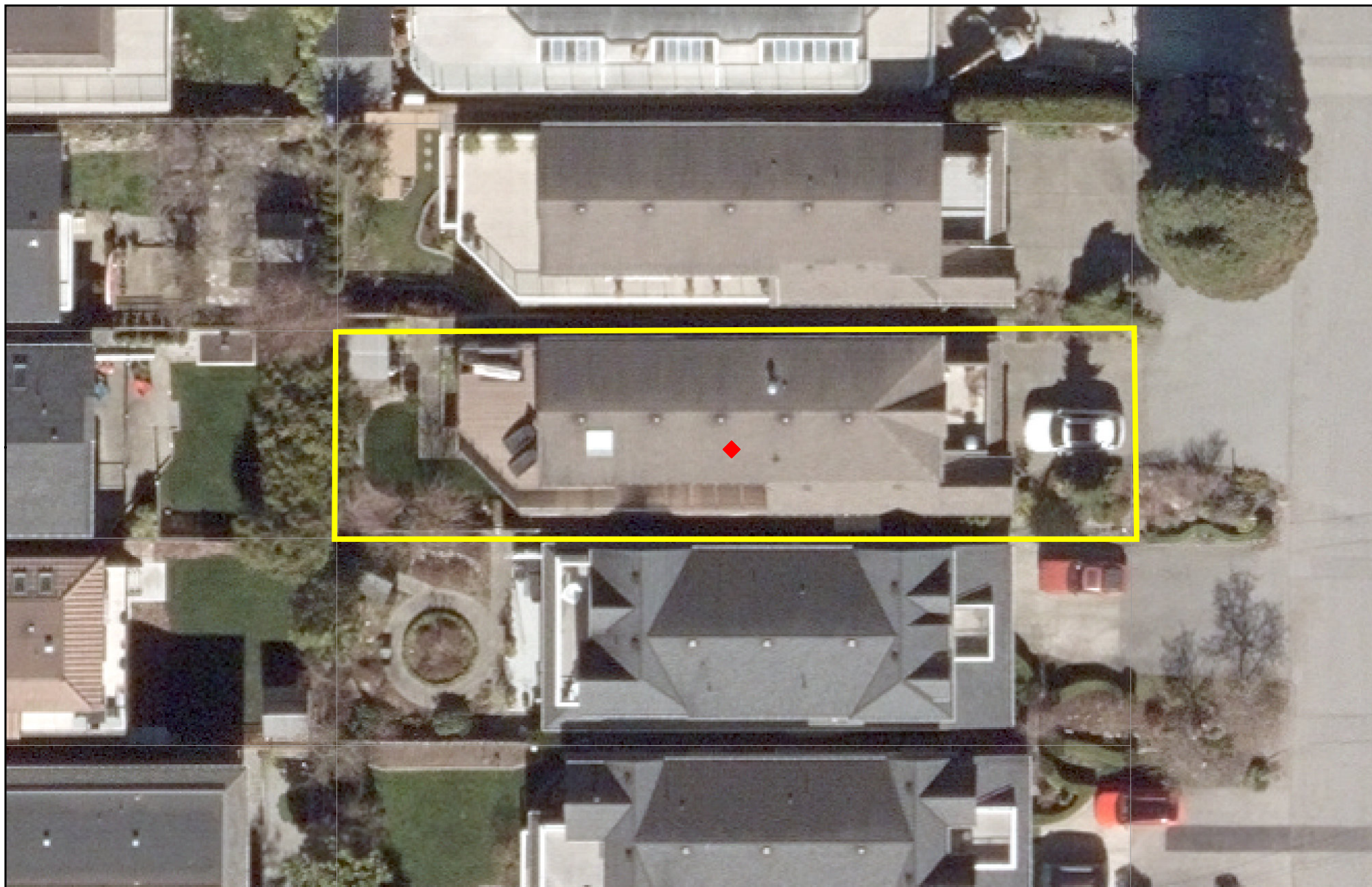
Granite  
Kinable Stones 778-863-9128





WRMS

# City of White Rock Mapping Online System



971 Kent Street

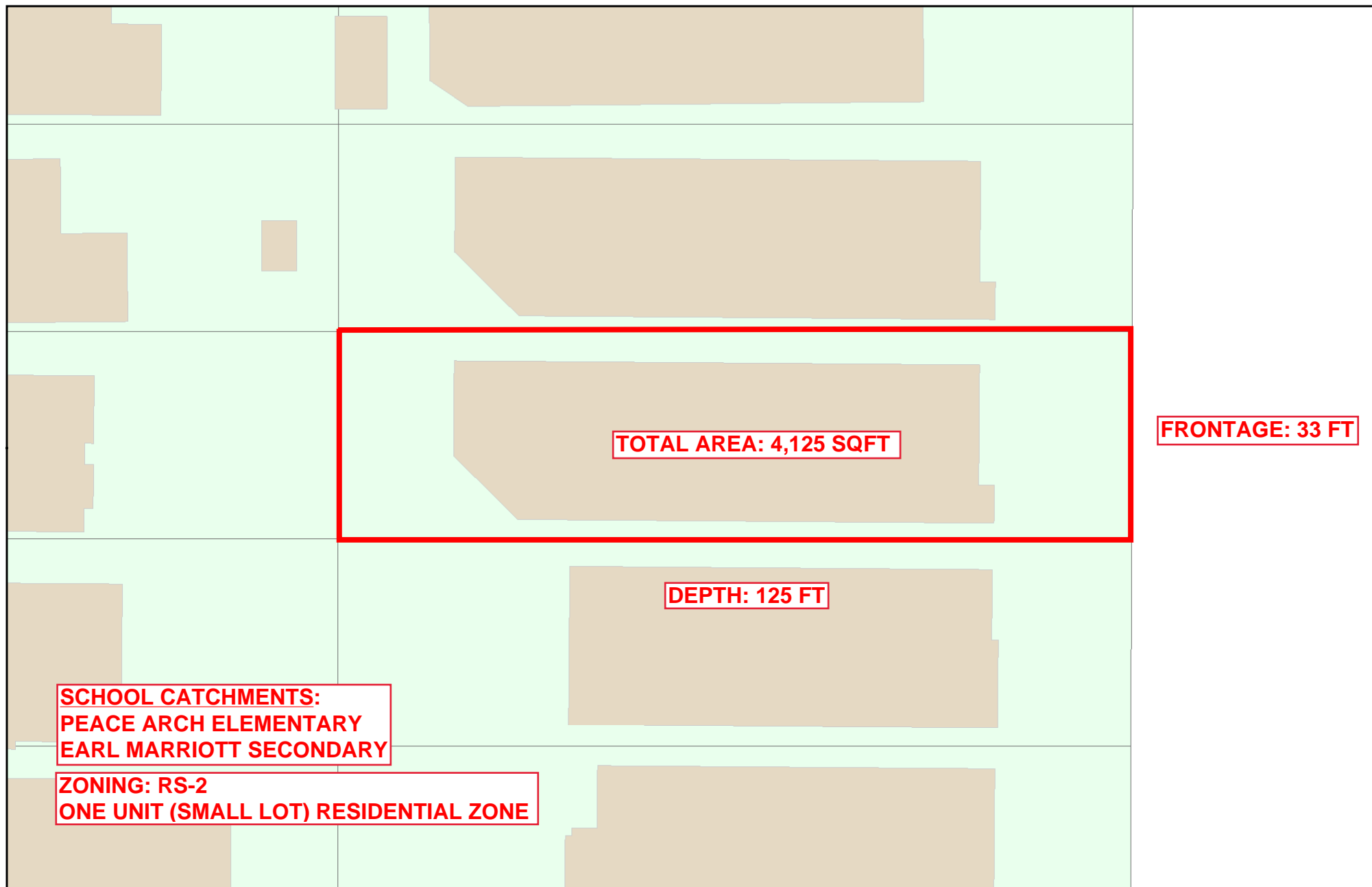
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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

Scale: 1:250



Map created on: 2019-08-25

**WHITE ROCK**  
*My City by the Sea!*



971 Kent Street

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Scale: 1:250



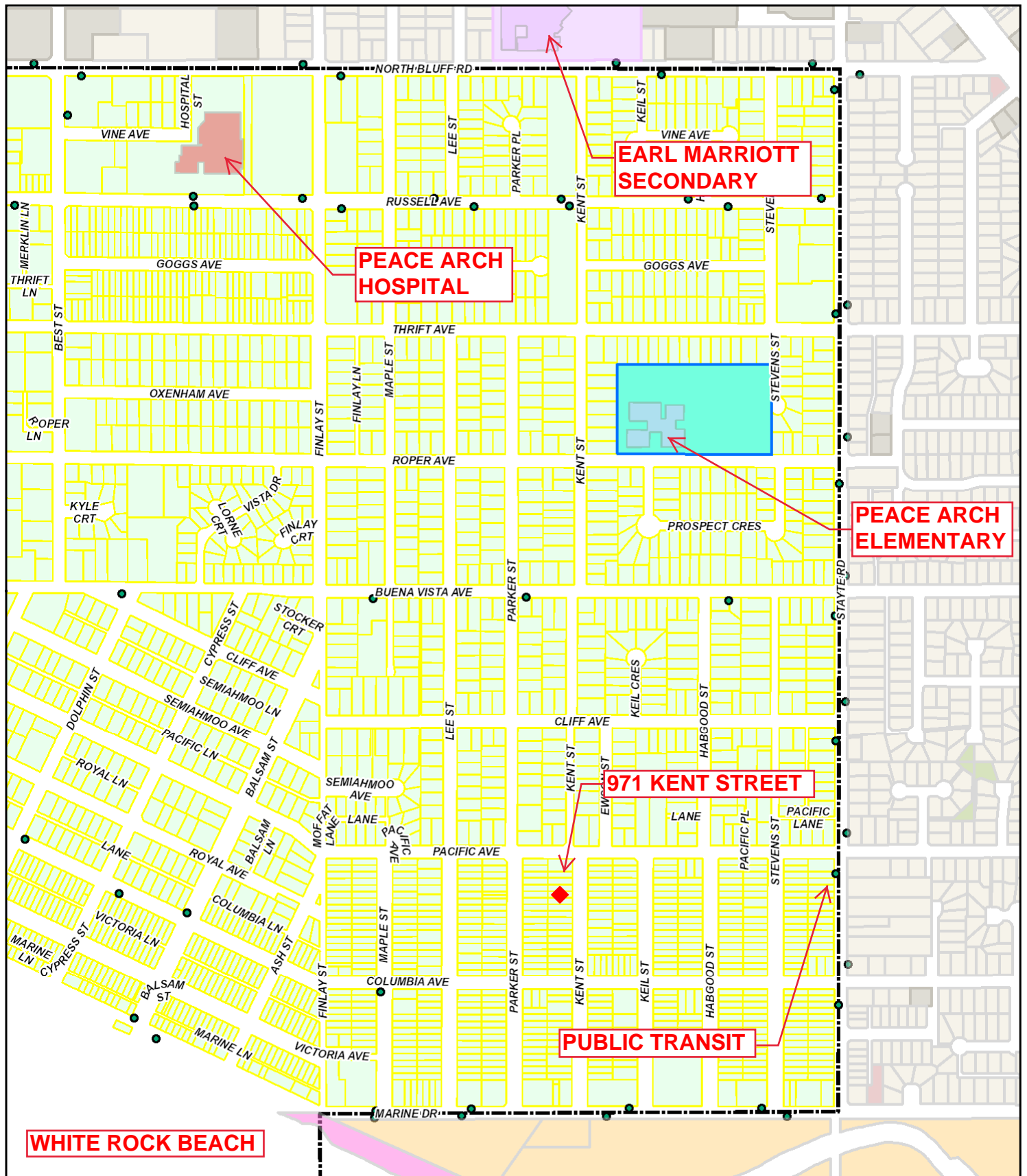
Map created on: 2019-08-25





W R O M S

## City of White Rock Mapping Online System



## 971 Kent Street

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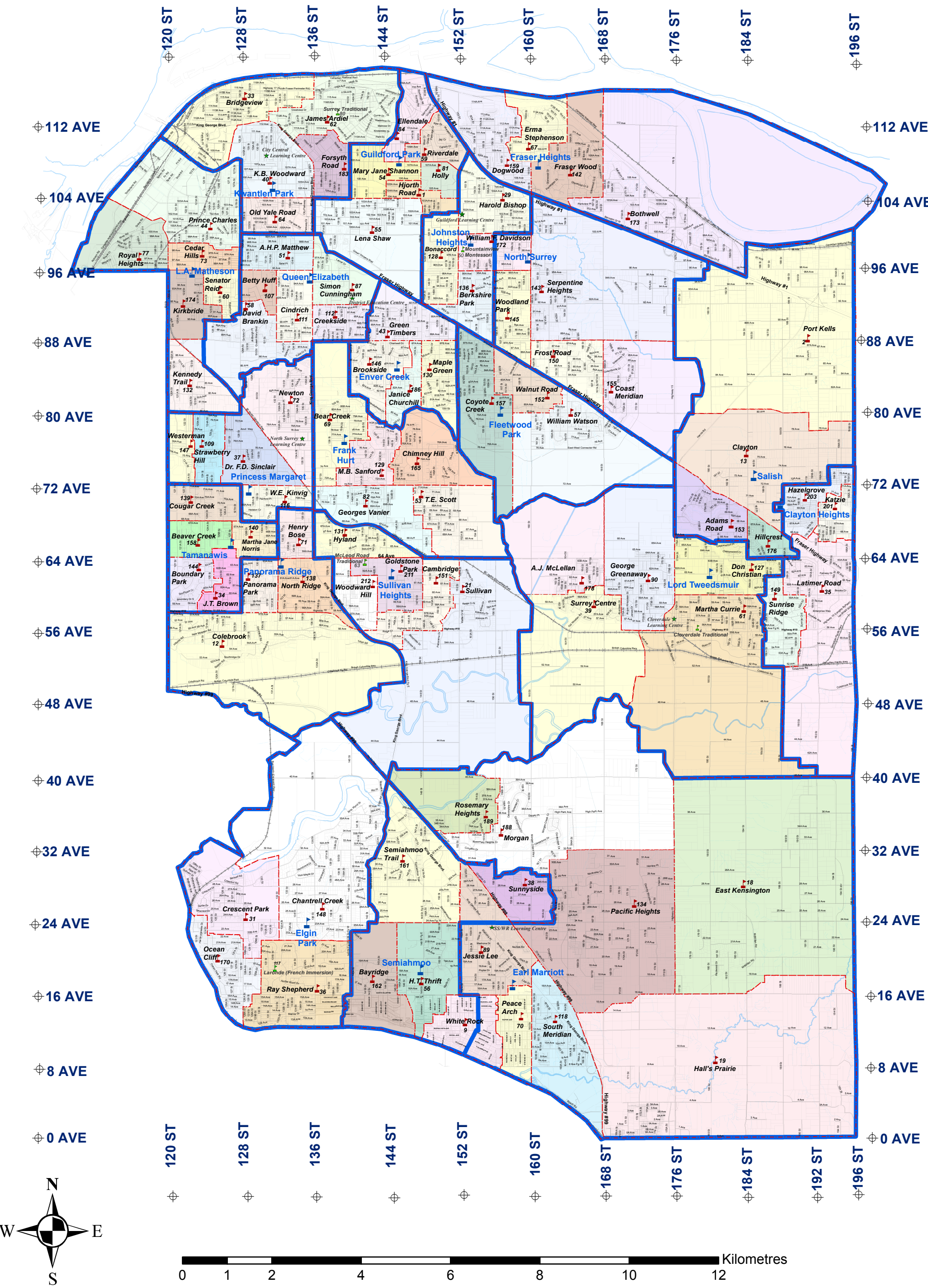


Scale: 1:8,000

Map created on:  
2019-08-25**WHITE ROCK**  
*My City by the Sea!*



**2018-2019 School Catchment Boundaries**





### 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 Meridian 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
	<b>Private Schools</b>		<b>2017/18 Ranking</b>		
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
	<b>Secondary Schools</b>		<b>2017/18 Ranking</b>		
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

North Bluff Rd./ 16th Ave.



## Legend

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

★ map is not to scale

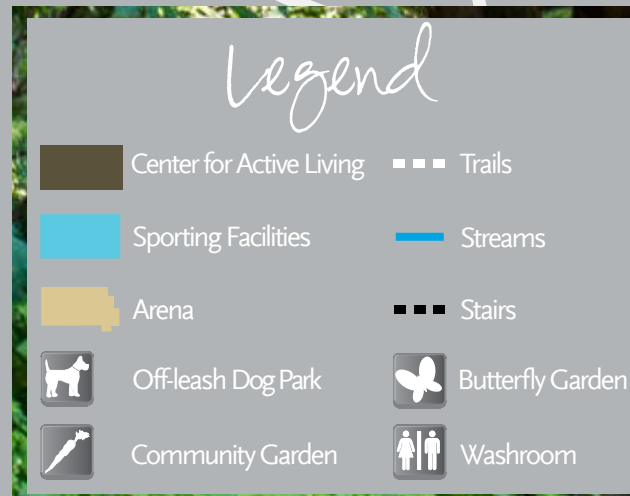
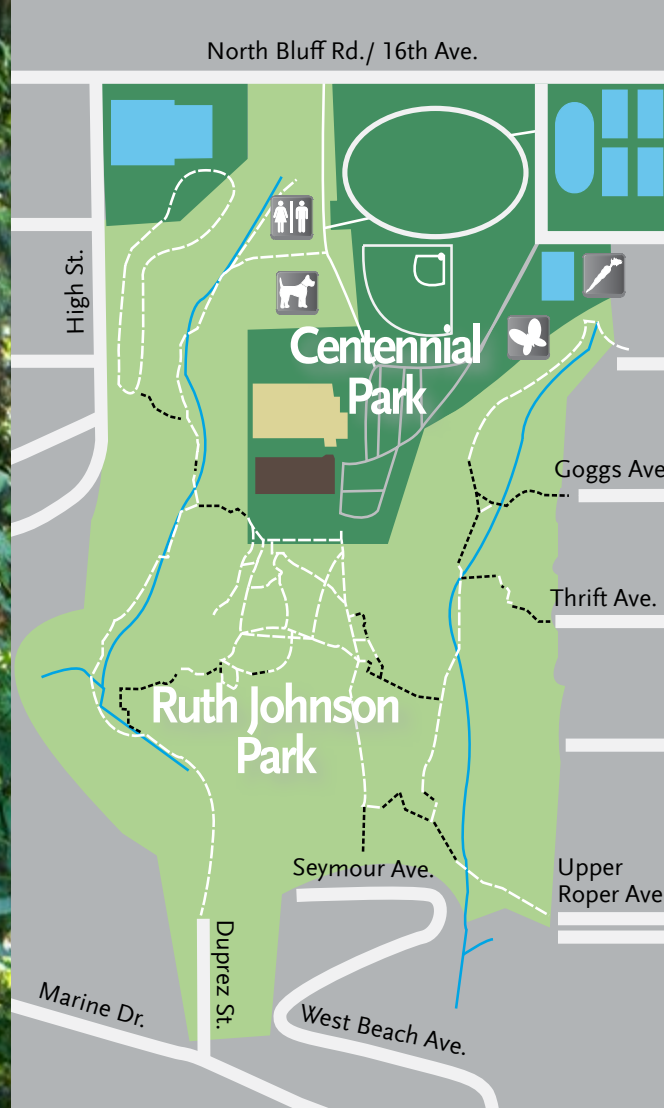


WHITE ROCK  
*Our City by the Sea!*

# 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

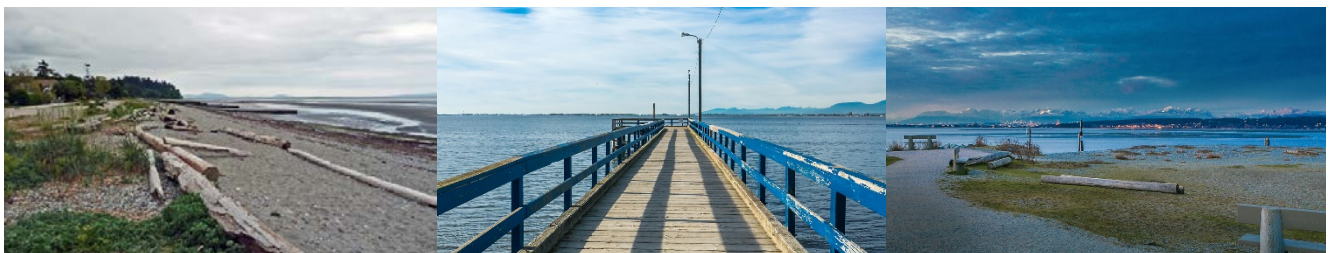
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and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



### 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:

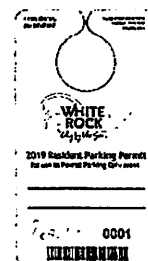
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters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