







Presented by:

Beebe Cline - PREC

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



Active R2494780 Board: F House/Single Family	14418 BLACKBURN CRESCENT South Surrey White Rock White Rock V4B 3A4	Residential Detached \$2,400,000 (LP) (SP) 
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Sold Date:	Frontage (feet):	109.00	Original Price: \$2,400,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size: 120	Bathrooms:	1	Age: 60
Lot Area (sq.ft.): 8,760.00	Full Baths:	1	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$8,121.47
Rear Yard Exp: South			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-832-262
			Tour: Virtual Tour URL
View:	Yes: Panoramic Ocean		
Complex / Subdiv:	West Side White Rock		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Sanitation		

Style of Home: Corner Unit, Rancher/Bungalow w/Bsmt.	Total Parking: 7	Covered Parking: 1	Parking Access: Front, Rear
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Wood			
Foundation: Concrete Perimeter			
Rain Screen:	Reno. Year:	Dist. to Public Transit: 1 Blk	
Renovations:	R.I. Plumbing: Yes	Dist. to School Bus: 2 Blk	
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Wood	Metered Water: Y	Property Disc.: No	
Water Supply: City/Municipal		PAD Rental:	
Fuel/Heating: Forced Air		Fixtures Leased: No	
Outdoor Area: Balcony(s), Patio(s)		Fixtures Rmvd: Yes: Monitored with Cameras	
Type of Roof: Asphalt		Floor Finish: Wall/Wall/Mixed	

Legal:	LOT 11 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 13581
Amenities:	Garden, Storage
Site Influences:	Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby
Features:	Refrigerator, Security System, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'7 x 4'10			x			x
Main	Living Room	16'6 x 13'5			x			x
Main	Kitchen	14'8 x 13'0			x			x
Main	Dining Room	10'11 x 8'11			x			x
Main	Master Bedroom	20'1 x 12'6			x			x
Main	Bedroom	11'10 x 9'3			x			x
		x			x			x
Bsmt	Bedroom	12'8 x 12'1			x			x
Bsmt	Recreation	23'2 x 12'5			x			x
Bsmt	Utility	23'10 x 10'3			x			x
Finished Floor (Main):	1,307	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2			No	Workshop/Shed: 15'0x6'	
Finished Floor (Basement):	1,055	Suite: None	3			No	Pool:	
Finished Floor (Total):	2,362 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 1	5			No	Grg Dr Ht:	
Grand Total:	2,362 sq. ft.	Beds not in Basement: 2	6			No		
		Basement: Full, Part, Unfinished	7			No		
			8			No		

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

Amazing South East Corner property to build your White Rock Ocean View dream Home. South side of the Street. Exclusive corner property 8,760 sqft. Prestigious frontage on Blackburn Crescent is 109 feet, depth down Archibald Road is 138 ft-drawing your views further West for incredible sunsets. Lane Access is Malabar Crescent width 40 feet. RS-1 Zoning. Design a 7,000 sqft three level home with walk-out basement. Spectacular ocean views available on every level and a stealth gated driveway with garages off Malabar. School catchments are Bayridge Elementary and Semiahmoo Secondary with IB Program. This is your opportunity to make 14418 Blackburn Crescent your new address. Call today for brochure. Existing revenue bungalow with walk-out basement is 2,300 sqft. Three bedrooms & one bath.

14418 BLACKBURN CRESCENT,
WHITE ROCK, B.C.

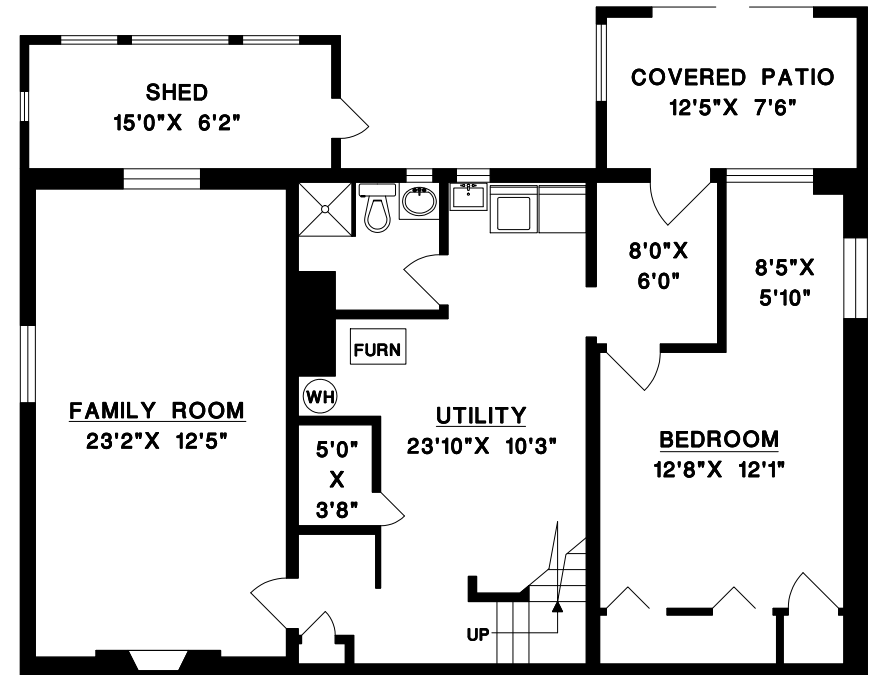
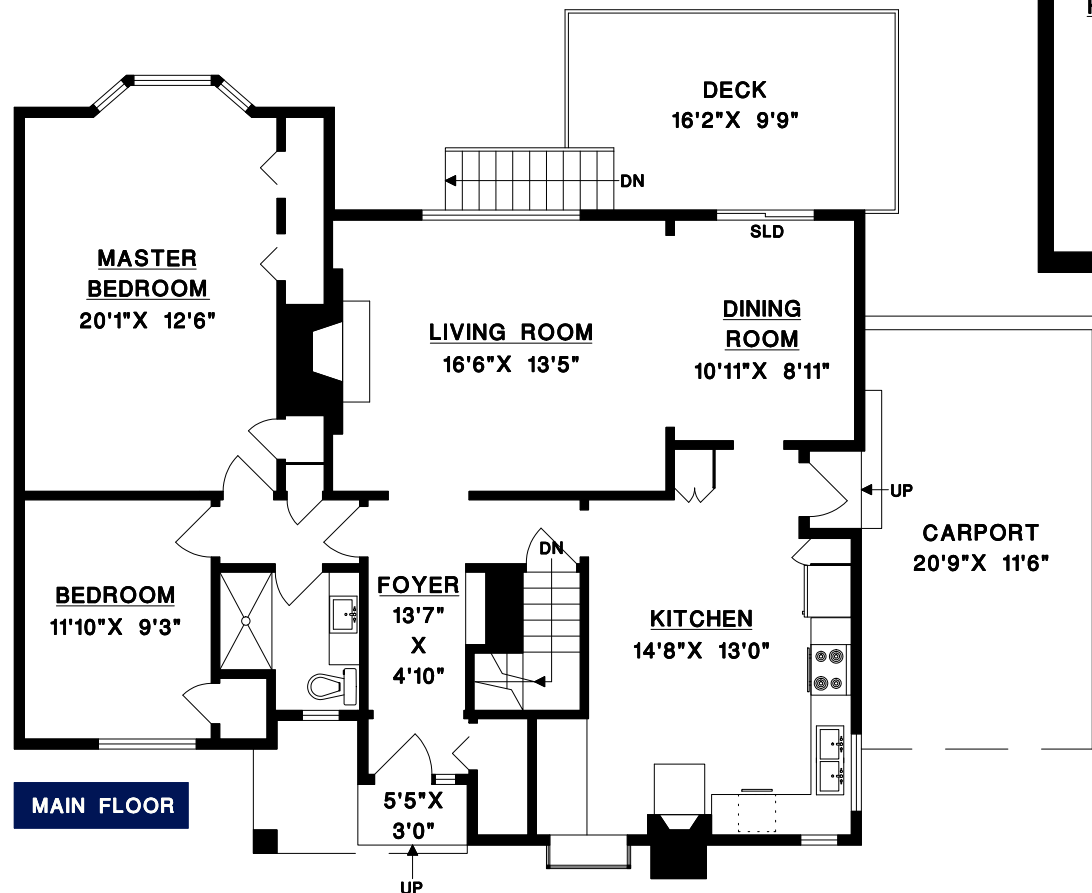


BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	1307	SQ. FT.
LOWER FLOOR	1055	SQ. FT.
FINISHED AREA	2362	SQ. FT.

CARPORT	266	SQ. FT.
DECK	164	SQ. FT.
COVERED PATIO	113	SQ. FT.
SHED	104	SQ. FT.



DRAWN BY: CN
DATE: SEPTEMBER 2020
REVISED:



Cotton Bros.
Bobcat Service Ltd.

13950 - 35A. Ave.
Surrey, B.C.
V4P 1L1
(604) 435-2020

July 3, 2012

City of White Rock
15322 Buena Vista Avenue
White Rock, B.C.
V4B 1Y6

Re: Demo Permit #D12041
Oil Tank Removal - 14418 Blackburn Cresc., White Rock, B.C.

Dear Sir:

Confirm that underground tank at the above address was removed on June 25, 2012, from the above address.

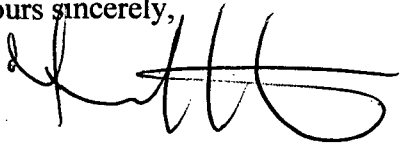
Advantage Waste Specialties, Inc. pumped a minimal amount of oily water from tank on the same day (June 25, 2012) and tank was disposed of at Allied Salvage, 11651 Twigg Place, Richmond, B.C. on June 26, 2012.

Tank was intact and there was no evidence of leakage of any oily liquid into excavation area.

I trust this is acceptable.

Thank you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Fred Cotton', with a stylized flourish at the end.

Fred Cotton
Cotton Bros.

Roll Number: _____

DEMO PERMIT NO: **D 12041**

Owner: Ray Skelly

Address: 14418 Blackburn Cres.

Agent: Cotton Bros. - Fred Cotton Phone: 604 435 2020

Email: fcotton@shaw.ca

Contractor: Cotton Bros. - Fred Cotton Phone: 604 435 2020

Person/Company who paid bond: _____ Addr: _____

*Note: All returnable Bonds are issued to the name of the person or company whose name is on the original cheque payment. (as above).
(It is the responsibility of the Bond Payee to request any potentially refundable bonds with the Engineering Department AFTER the Building Final Report has been issued.)*

DEMOLITION OF BUILDING LOCATED AT: 14418 Blackburn Cres.

BONDRD	Road and ROW Bond:	\$2,500.00	\$	_____
DEMOPMT	Demolition SFD/Duplex:	\$ 100.00	\$	_____
	Demolition Accessory Building:	\$ 35.00	\$	_____
	Demolition Commercial/Multi-family:	\$ 500.00	\$	_____
	Moving Application Fee:	\$ 55.00	\$	_____
	Underground Storage Tank Removal Fee:	\$ 50.00	\$	<u>50.00</u>
SANITCAP	Sanitary Sewer Cap-Off Fee:	\$ 25.00	\$	_____
STORMCA	Storm Sewer Cap-Off Fee:	\$ 25.00	\$	_____
SANITCF	Sanitary Sewer Connection Fee:	\$1,250.00	\$	_____
STORMCF	Storm Sewer Connection Fee:	\$1,250.00	\$	_____
Total:			\$	<u>50.00</u>

NOTE:

1. Please refer to Part 8 of the **BRITISH COLUMBIA BUILDING CODE** governing construction and public safety measures at construction and demolition sites.
 2. Prior to Demolition, contact and obtain approvals from the appropriate parties for the disconnections of Hydro, Gas and Water Services.
 3. Building Permits will not be issued until demolition is completed and confirmation of sewer cap-off is received from the Engineering Department.
- Cap-off of services is required and done by the City's Engineering Department. Owner is required to expose sewer services at property line prior to schedule of cap-offs.
 - Call Engineering Department at 604.541.2181 48 hrs prior to demolition to schedule for storm and sewer cap-offs. Please allow 24 hours for completion of cap-off after notifying Engineering.
 - Demolition inspection is required. Call Building and Planning department at 604. 541.2136 when the demolition is completed to schedule a demolition inspection.
 - Burning is not permitted.
 - Once the Engineering Department has capped services, they will notify the Building and Planning department by email.

Owner/Builder's Signature

[Signature]
Building Inspector/Plan Checker



Date JUNE 14, 2012

Date JUNE 14 2012

Distribution:
☐ BC Assessment
☐ Fire Department
☐ Finance - Tax Clerk
☐ WorkSafeBC - Vicky - 232-7077

THE CITY OF WHITE ROCK

Roll # 868

PERMIT TO BUILD

Date July 26 1973 Dev. Permit No. _____ Permit No. 167

Owner NOEL NOYES
 Address 14418 BLACKBURN CRES
 Architect _____
 Contractor OWNER
 Contractor's Address _____

Location 14418 BLACKBURN CRES.
 Legal 11 3 W 1/2 N.W 10 T. 125B 1
 District _____ Fire Zone _____ Group _____ Type _____
 Occupancy S.F.D.
 Name of Project SUNDECK

Description of Construction FRAME CONC. Lot Size _____

Size 8' x 12' Storeys _____ Rooms _____ Min. Yards: Front 25 R. Side 12 1/2 L. Side 5 Rear 25

	Basemt.	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				
Int. Partitions				
Int. Finish				
Int. Lath				
Ceiling				
Insulation				
Ext. Walls				
Floors, Joists				
Live Loads				
Gas Appliances				
Plumbing Fixtures				
Heating				
Ventilation				
Fire Protection				
Chimney				
Fire Place				
Plans Filed				
Value				
Permit Fee				
Water Rates				
Numbers				
Total Fees				

Owner or Authorized Agent NOEL NOYES B. W. HALL Building Inspector on (over) (OVER)

DATE OF INSPECTION	TYPE OF INSPECTION	REMARKS:
July 26/76	Swimming	Yell. no sheet left, etc.
946 8/77	FRAME	PASSED. COMPLETE EXCEPT HANDRAIL WILL HAVE ON IN 6 WEEKS @ 1/4
PROVISIONAL OCCUPANCY BUILDING COMPLETE GRANTED		

THE CITY OF WHITE ROCK

PERMIT TO BUILD

Date MAY 12 1978 Dev. Permit No. _____ Permit No. 110

Owner NOEL NILES Location 14418 Blackburn Cres

Address 14418 Blackburn Cres Legal _____

Architect _____ District 1 Fire Zone 1 Group 1 Type 1

Contractor Q. S. S. Occupancy _____

Contractor's Address _____ Name of Project _____

Description of Construction FRAME Lot Size _____

Size 6 x 25 Storeys 1 Rooms 1 Min. Yards: Front 25' R. Side 12 1/2' L. Side 5' Rear 25'

	Basement	1st	2nd	Roof
Basement				
Footings				
Columns				
Beams				
Stairways				
Int. Partitions				
Int. Finish				
Int. Lath				
Ceiling				
Insulation				

Gas Appliances <u>one</u>	Fire Protection <u>As per code</u>	Value \$ <u>41000</u>
Plumbing Fixtures <u>one</u>	Chimney <u>As per code</u>	Permit Fee \$ <u>1200</u>
Heating <u>one</u>	Fire Place <u>As per code</u>	Water Rates \$ _____
Ventilation <u>As per code</u>	Plans Filed <u>yes</u>	Numbers \$ _____
		Total Fees \$ <u>2000</u>

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

DATE OF INSPECTION

TYPE OF INSPECTION

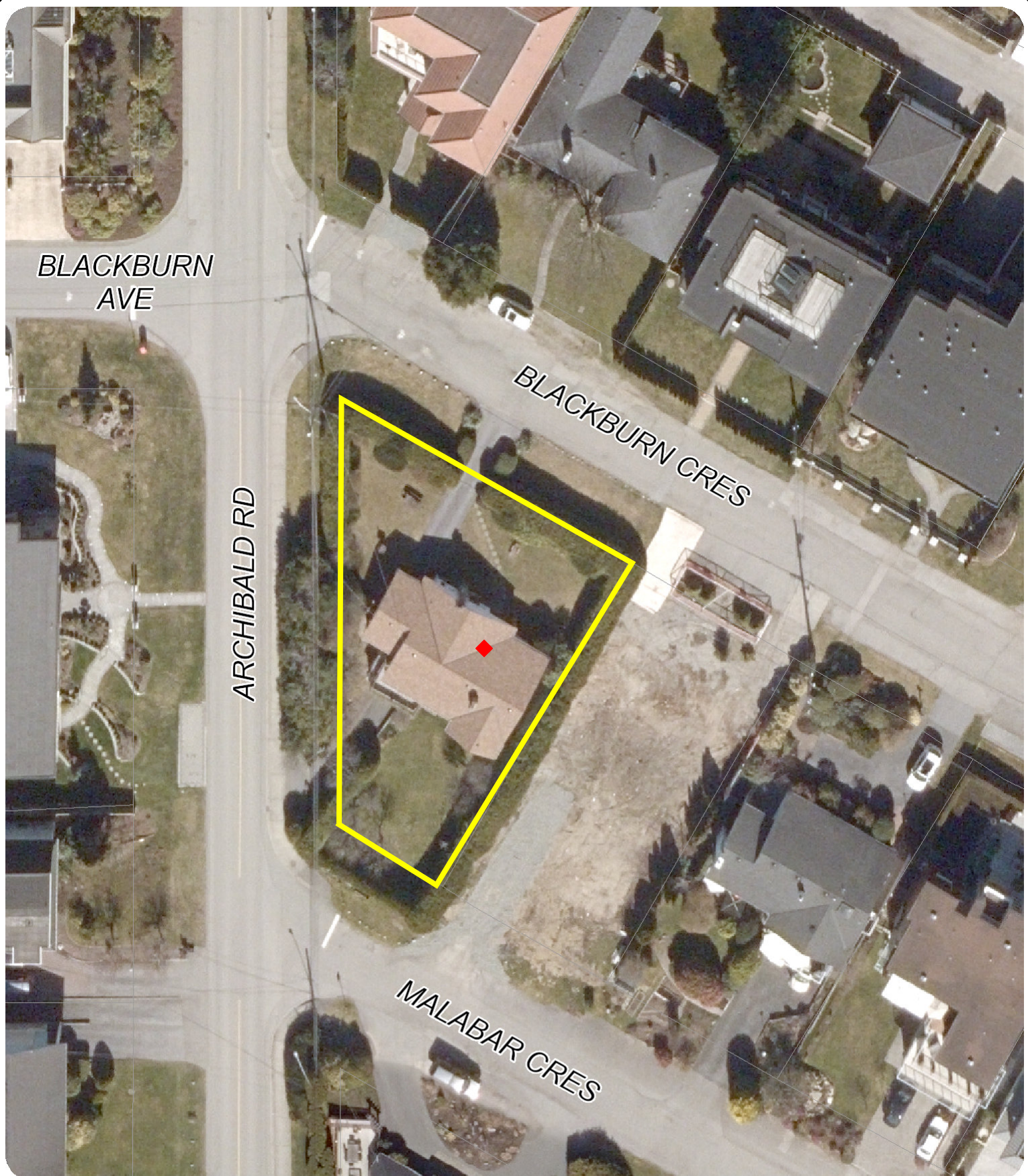
REMARKS:

Aug. 8/24

Forms.

OK. to Rock Re.

PROVISIONAL OCCUPANCY
BUILDING COMPLETE
GRANTED



14418 Blackburn Crescent

Scale: 1:500



SCHOOLS:
BAYRIDGE ELEMENTARY
SEMAHMOO SECONDARY

ZONING: RS-1
ONE UNIT RESIDENTIAL ZONE

BLACKBURN
 AVE

FRONTAGE: 109 FT

BLACKBURN CRES

ARCHIBALD RD

TOTAL AREA:
8,760 SQFT

120 FT

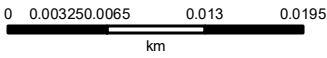
138 FT

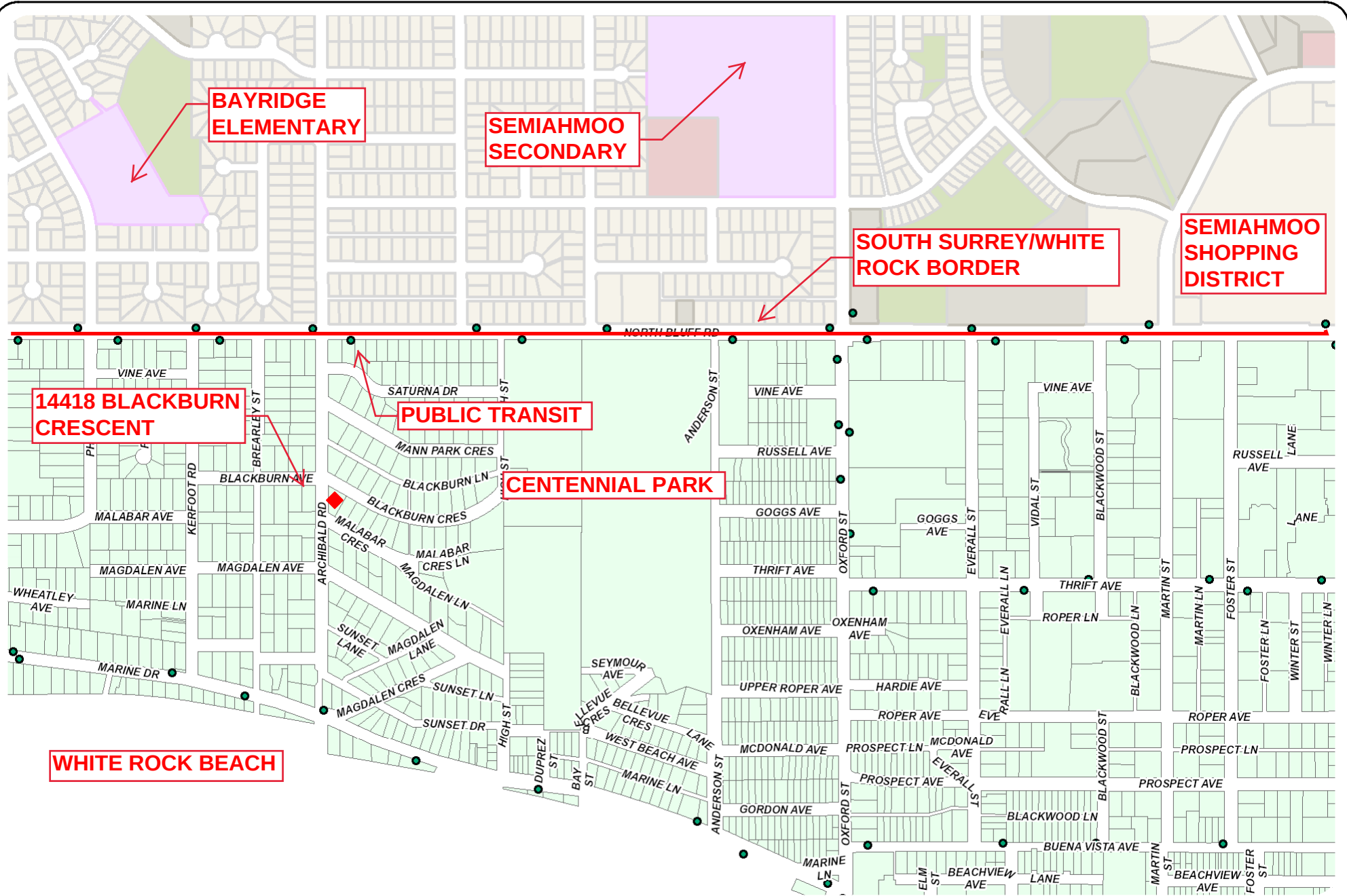
40 FT

MALABAR CRES

14418 Blackburn Crescent

Scale: 1:500





14418 Blackburn Crescent

Scale: 1:8,000



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.

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

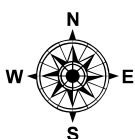
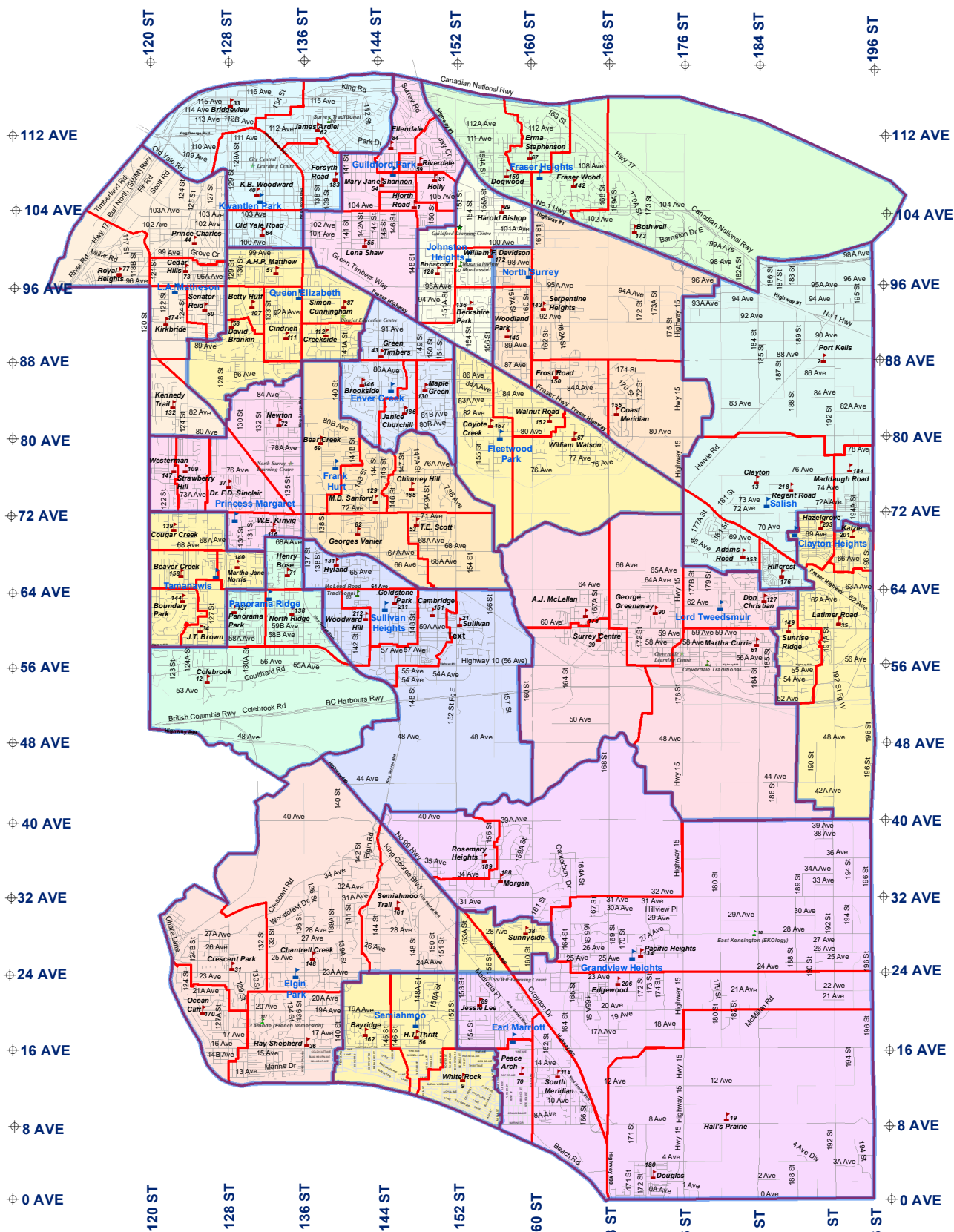
Elementary Schools cont'd

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

2020-21 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019

	Elementary Schools	Address	Public/Private	2019 Rankings	2019 Rating
1	Semiahmoo Trail Elementary	3040 145A Street	Public	125/931	7.9/10
2	Morgan Elementary	3366 156A Street	Public	131/931	7.8/10
3	Bayridge Elementary	1730 142 Street	Public	149/931	7.6/10
4	Laronde Elementary	1880 Laronde Drive	Public	174/931	7.4/10
5	Chantrell Creek Elementary	2575 137 Street	Public	174/931	7.4/10
6	Rosemary Heights Elementary	15516 36 Avenue	Public	208/931	7.2/10
7	Ocean Cliff Elementary	12550 20 Avenue	Public	260/931	6.9/10
8	Crescent Park Elementary	2440 128 Street	Public	260/931	6.9/10
9	South Meridian Elementary	16244 13 Avenue	Public	483/931	5.8/10
10	Sunnyside Elementary	15250 28 Avenue	Public	551/931	5.5/10
11	H.T. Thrift Elementary	1739 148 Street	Public	598/931	5.3/10
12	White Rock Elementary	1273 Fir Street	Public	598/931	5.3/10
13	Peace Arch Elementary	15877 Roper Avenue	Public	628/931	5.2/10
14	Ray Shepherd Elementary	1650 136 Street	Public	651/931	5.1/10
15	Pacific Heights Elementary	17148 26 Avenue	Public	826/931	3.9/10
16	Jessie Lee Elementary	2064 154 Street	Public	857/931	3.5/10
	Private Schools			2019 Rankings	2019 Rating
1	Southridge (High School)	2656 160 Street	Private	1/252	10/10*
2	Southridge (Elementary)	2656 160 Street	Private	21/931	9.8/10
3	Star of the Sea	15024 24 Avenue	Private	51/931	5.5/10
4	White Rock Christian	2265 152 Street	Private	82/931	8.5/10
	Secondary Schools			2019 Rankings	2019 Rating
1	Semiahmoo Secondary	1785 148 Street	Public	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	Public	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	Public	131/252	5.9/10

North Bluff Rd./ 16th Ave.



Legend

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



WHITE ROCK

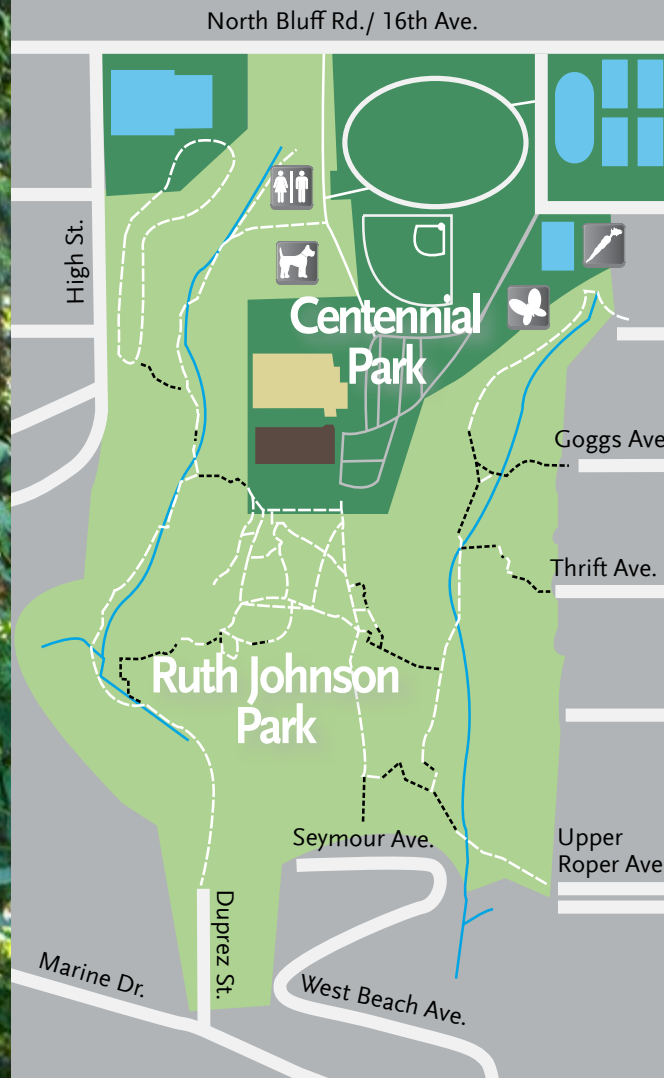
Our City by the Sea!

★ map is not to scale

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.

