

















Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R2533691**  
 Board: F  
 House/Single Family

**942 KEIL STREET**  
 South Surrey White Rock  
 White Rock  
 V4B 4V7

Residential Detached  
**\$2,290,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$2,290,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2010**  
 Depth / Size: **125** Bathrooms: **4** Age: **11**  
 Lot Area (sq.ft.): **4,125.00** Full Baths: **3** Zoning: **RS-2**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$7,462.39**  
 Rear Yard Exp: **East** Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **012-113-255**  
 Tour: **Virtual Tour URL**

View: **Yes: Ocean Views**  
 Complex / Subdiv: **East Beach White Rock**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **1 Blk** Dist. to School Bus: **4 Blks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Concrete, Hardwood, Tile**

Legal: **LOT 8 BLOCK 14 PLAN 1334 PART E1/2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Storage Shed, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'4 x 8'3	Above	Walk-In Closet	7'2 x 9'0			x
Main	Master Bedroom	19'3 x 15'4			x			x
Main	Walk-In Closet	13'4 x 5'3	Below	Family Room	18'2 x 10'8			x
Main	Bedroom	12'2 x 11'10	Below	Bedroom	12'1 x 11'8			x
Main	Laundry	7'6 x 5'3	Below	Storage	9'1 x 6'8			x
		x	Below	Utility	10'3 x 4'8			x
Above	Living Room	18'11 x 18'0			x			x
Above	Kitchen	18'0 x 9'4			x			x
Above	Dining Room	18'2 x 9'3			x			x
Above	Office	12'2 x 11'5			x			x

Finished Floor (Main):	<b>1,345</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,171</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed: <b>12'0x3'</b>
Finished Floor (Basement):	<b>1,138</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,654 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>3</b>	<b>No</b>	Garage Sz: <b>19'9x12'0</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>3,654 sq. ft.</b>	Basement: <b>Full</b>		6			<b>No</b>	
				7			<b>No</b>	
				8			<b>No</b>	

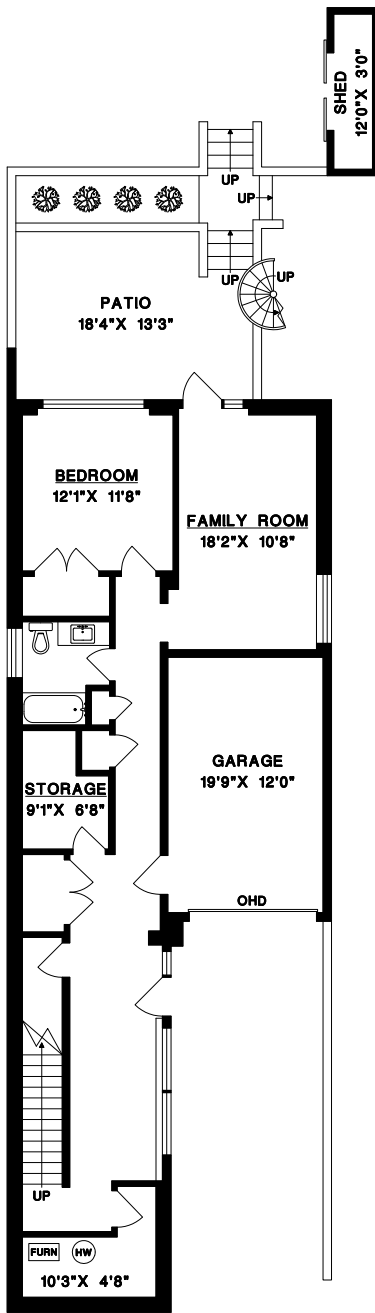
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**The home was structurally engineered w/ Moment frame construction to maximize the amount of glass to capitalize on the panoramic views. Architect: Paul Rust/Builder: Ampro Construction 2010. Engineered contemporary floating open tread walnut hardwood staircase w/ stand off glass railings. Top notch appliance pke in kitchen: Wolf, Meile & Sub-Zero. Marble waterfall island w/ seating. Metal clad wood framed windows by Pella & radiant heated walnut hardwd flrs. Three ensuited bedrooms, multiple ocean view composite decks w/ steel mesh & glass railings. Radiant heated, polished concrete flring in basement & epoxy finish in garage. Garden shed w/ living roof & lush designed landscaping w/ irrigation. Home: 3,654 sqft on 3 levels, garage 259 sqft, shed 52 sqft & 864 sqft decks & balconies.**

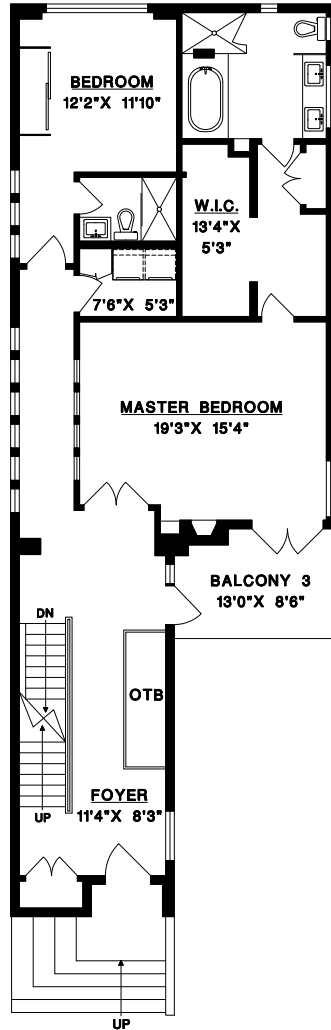


**BEEBE CLINE**

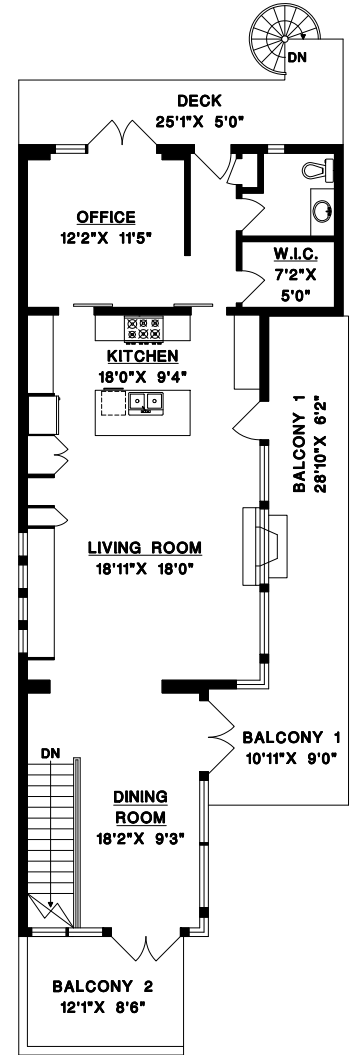
BUS: 604-531-1909  
CEL: 604-830-7458  
www.whiterocklifestyles.com



**LOWER FLOOR**



**MAIN FLOOR**



**UPPER FLOOR**

UPPER FLOOR	1171	SQ. FT.
MAIN FLOOR	1345	SQ. FT.
LOWER FLOOR	1138	SQ. FT.
<b>FINISHED AREA</b>	<b>3654</b>	<b>SQ. FT.</b>

GARAGE	259	SQ. FT.
BALCONY 1	275	SQ. FT.
BALCONY 2	103	SQ. FT.
BALCONY 3	108	SQ. FT.
DECK	140	SQ. FT.
PATIO	238	SQ. FT.
SHED	52	SQ. FT.



DRAWN BY: CN  
DATE: SEPTEMBER 2020  
REVISED:



942 KEIL STREET				
PROPERTY COST		Amount		
List Price		\$ 2,290,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$7,213.39	\$601.12	\$7,213.39
Insurance		\$7,043.00	\$586.92	\$7,043.00
Hydro		\$1,080.00	\$90.00	\$1,080.00
Gas		\$1,590.00	\$132.50	\$1,590.00
Water		\$600.00	\$50.00	\$600.00
<b>Total Expenses</b>			<b>\$ 1,460.53</b>	<b>\$ 17,526.39</b>

\* Expenses are based on estimated figures only and should be verified if deemed important

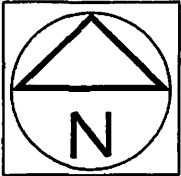


# B.C. LAND SURVEYOR'S FORMS LOCATION CERTIFICATE OF: LOT 8, BLOCK 14, SECTION 11, TOWNSHIP 1, N.W.D., PLAN 1334

(P.I.D. 012-113-255)

0 5 10  
ALL DISTANCES IN METRES

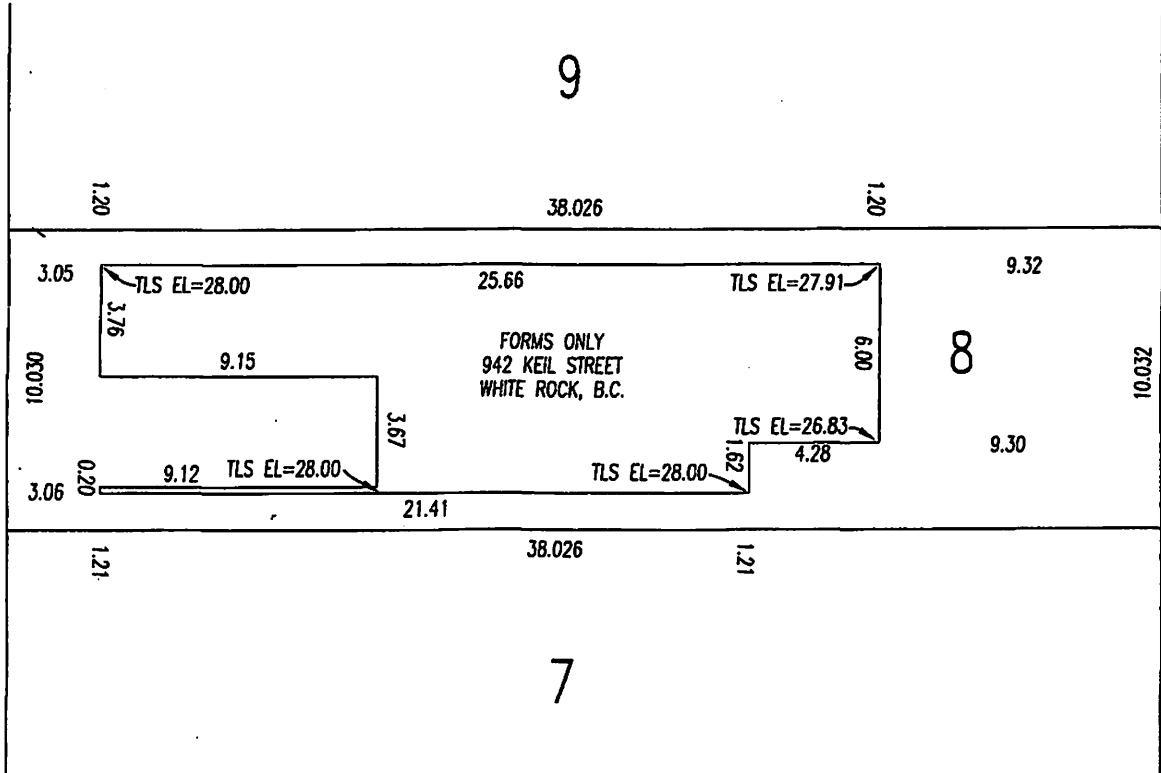
SCALE-1:250



This document shows the relative location of the structures and features with respect to the boundaries of the parcel described above. It shall not be used to define property lines or property corners, and should be used in conjunction with a current title search to determine any charges which may affect land use.

Lot dimensions are from ground survey by myself.

KEIL STREET



OLSEN & ASSOCIATES  
BRITISH COLUMBIA  
LAND SURVEYORS  
204-15585 24th AVE.,  
SURREY, B.C.  
V4A 2J4

Phone : 531-4067  
Fax : 531-5811

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G.A. Rowbotham  
CERTIFIED CORRECT

Dated this 24<sup>th</sup> day of SEPTEMBER 2009  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED. ©



THE CORPORATION OF THE CITY OF WHITE ROCK

# DEVELOPMENT SERVICES

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

Phone: (604) 541-2136 • Fax: (604) 541-2153

## Inspection Report

NAME: Mumford. PERMIT No.: 09.071  
 ADDRESS: 942 Keil St. SHEET No.: \_\_\_\_\_  
 TYPE OF INSPECTION: Final DATE: Nov 10/10  
 AREA OF INSPECTION: \_\_\_\_\_

*Building, Occupancy + Final Approved.*

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

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

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

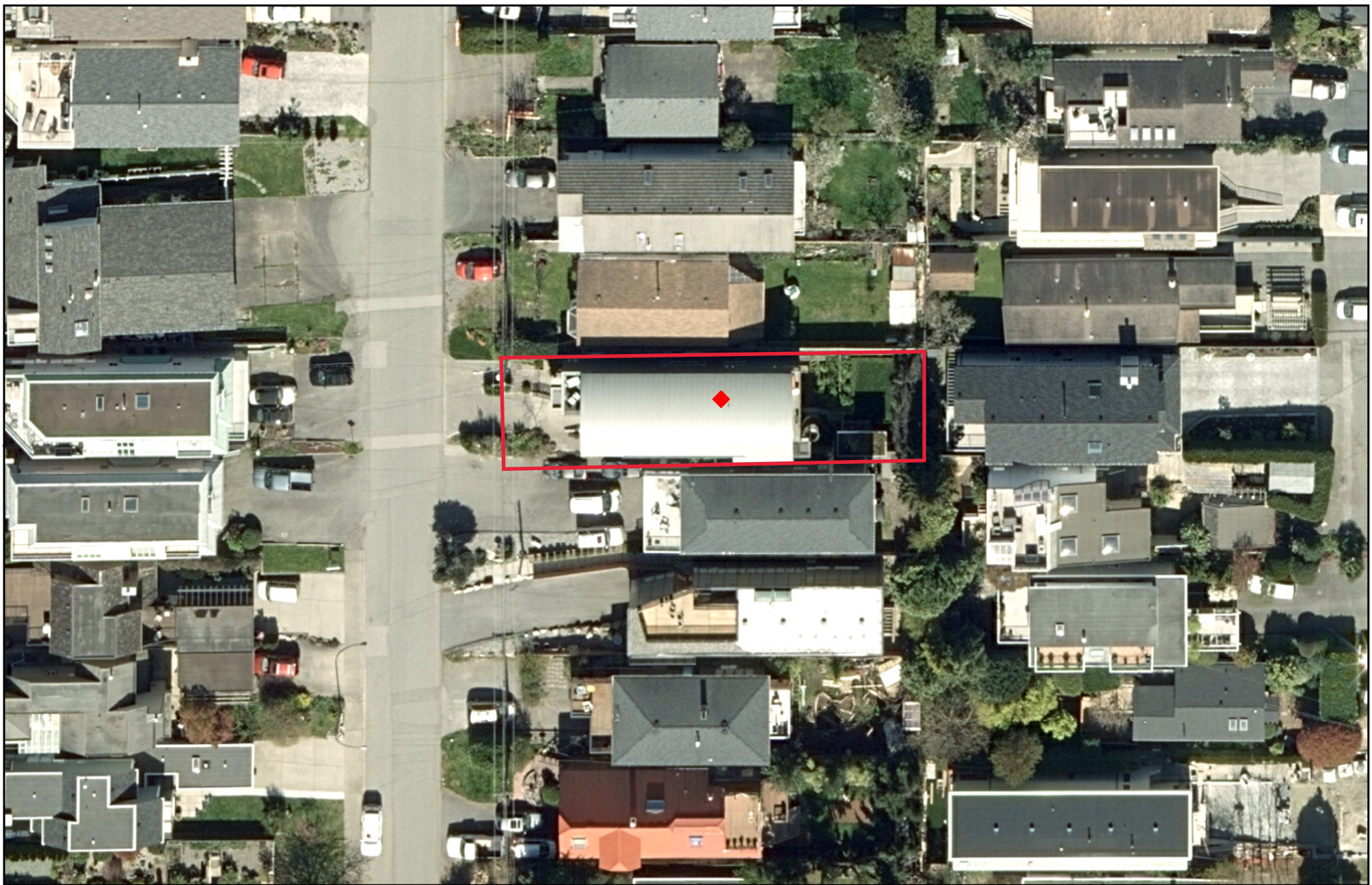


THE CORPORATION OF THE CITY OF WHITE ROCK - SUBTRADES LIST

NAME OF CONTRACTOR: AMPRO CONST INC PHONE #: 604 817 6134  
 JOB ADDRESS: 942 REIL ST WHITE ROCK  
 PERMIT #: \_\_\_\_\_ DATE OF ISSUE: \_\_\_\_\_  
 TYPE OF CONSTRUCTION: Single

TRADE (SUB)	SUB CONTRACTOR	ADDRESS	PHONE
EXCAVATING	T.H. EXCAVATING		604-781-6074
CONCRETE FOUNDATIONS	AMPRO CONST INC	849 STAYTE RD	604 817 6134
DRAIN TILE/SEWER	Kens Drainage	11564-138 <sup>th</sup> ST	604 582 7779
FRAMING	AMPRO CONST INC	849 STAYTE RD	604 817 6134
MASONRY - GLASS BLOCK	NONE		
ROOFING	Keenan Metal House	25284 FRASER HWY	604 857 9695
ROOFING FLASHING	Same		
INSULATION	NEWCO ENTERPRISES		604 597 7014
RE-BAR PLACEMENT	AMPRO CONST INC	849 STAYTE RD	604 817 6134
PLUMBING	Canwi Plumbing	9382-209B ST	604 513 8231
ELECTRICAL	PRO D ELECTRICAL		604 778 384
DAMPROOFING	RUB-R-Wall	#203-15585-24 <sup>th</sup> AVE	604 535 4424
DRYWALL Installer	Atlas Drywall	9316-122 ST	604 202 9005
DRYWALL Taper	Atlas Drywall	9316-122 ST	604 202 9005
TEXTURED CEILING	NONE		
STUCCO APPLICATION	NONE		
STUCCO WIRE	NONE		
VINYL DECKING	NONE		
EXTERIOR FINISH	AMPRO CONST INC	849 STAYTE RD	604 817 6134
GAS FITTER	TOP LIVE		1609 819 8111
FENCING	AMPRO CONST INC	849 STAYTE RD	604 817 6134
ELEVATOR INTALLER	NONE		
SPRINKLER SYSTEM	ALL RIGHT SPRINKLER LTD	19660-83 <sup>RD</sup> AVE	604 881-6037
HEATING/COOLING INSTALLER	Canwi Plumbing & Heating	9382-209B ST	604 513-8231
<del>PIPE</del> CONTRACTOR VIBRATION	TOP LIVE		1604 819 8111
IRRIGATION SYSTEM	Kope Irrigation LTD		604 536 2025
AIR CONDITIONER INSTALLER	NONE		
VINYL SIDING/WOOD SIDING	AMPRO CONST INC	849 STAYTE RD	604 817 6134
GUTTERS-DOWNPipes	Weather Guard Gutters	7175-184 ST	604 574 4485
SOFFITS	AMPRO CONST INC	849 STAYTE RD	604 817 6134
SKYLIGHTS Installer	NONE		
CARPETING Installer	NONE		
CABINET Installer	ESQ Design	1032 EWSON ST	604 831 9663
COUNTERTOP Installer	Maestri ART LTD		604 763 3397
INTERIOR FINISH-CARPENTER	AMPRO CONST INC	849 STAYTE RD	604 817 6134
CLOSETS	Store-more-closets	#111 19231-54 AVE	604 575 8870
SHOWER ENCLOSURE	Team Glass	1711 Franklin Van	604 253 2900
CERAMIC TILE	Trace Tile		604 329 6127
PAINTING	Prime Tech Paintings		604 338 7584
FIREPLACE	Vancouver gas fire places	235 West 7 <sup>th</sup> AVE	604 732 3470
VACUUM SYSTEMS	PRO.D. ELECTRICAL		778 384 6163

6163



942 Keil 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

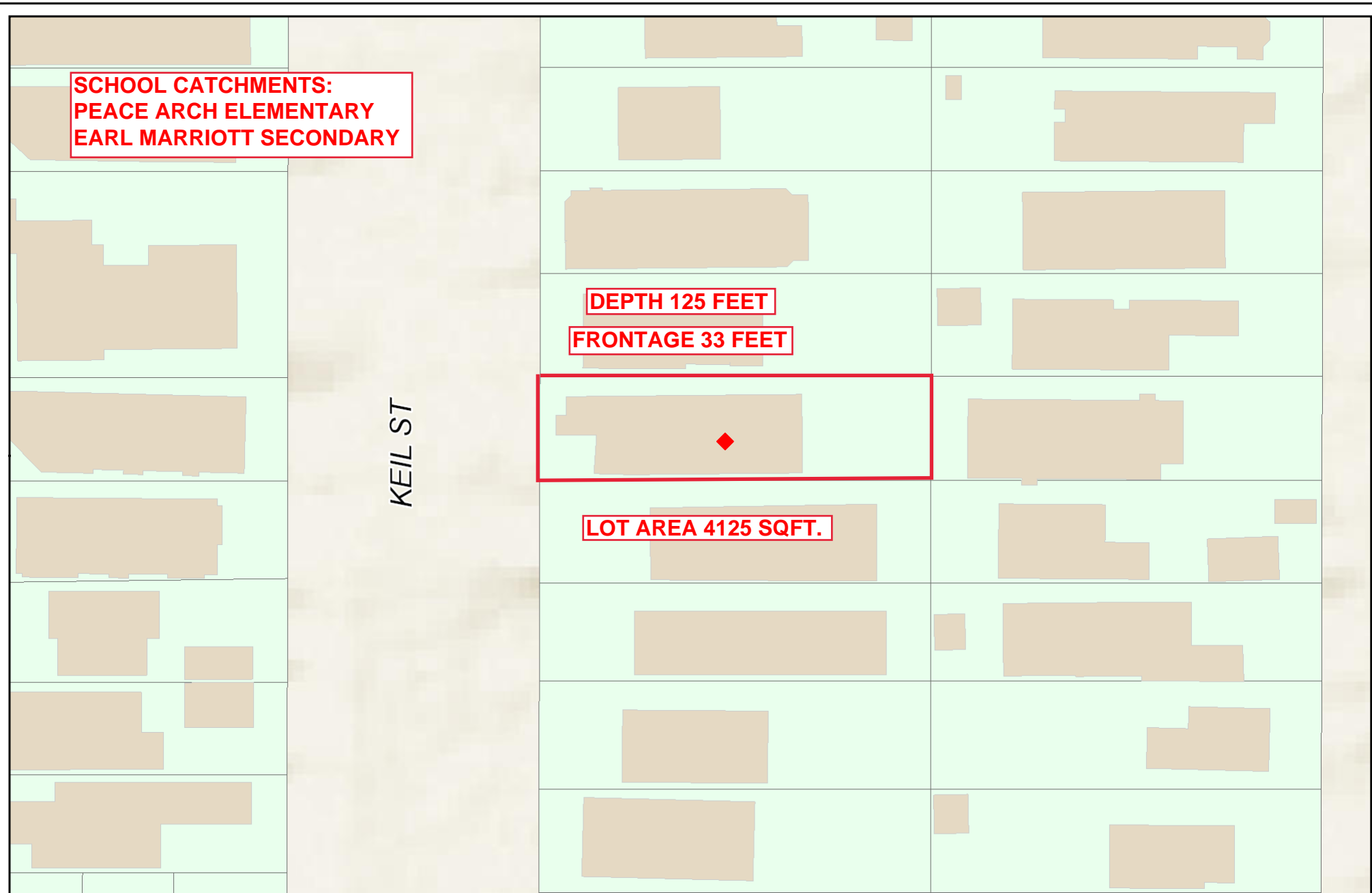
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Map created on: 2017-04-11







942 Keil Street

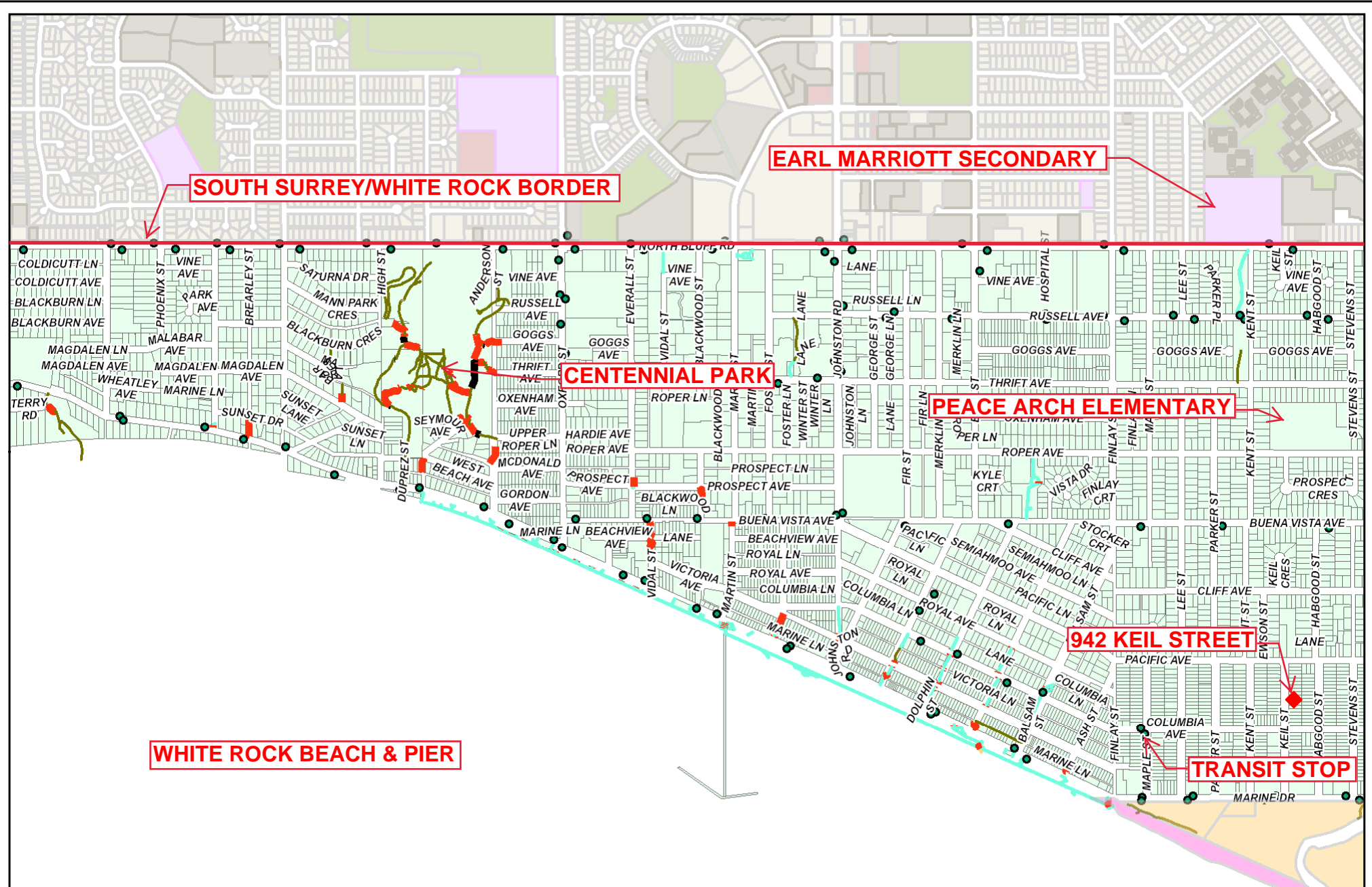
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Scale: 1:500



Map created on: 2017-04-11





942 Keil Street

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Scale: 1:15,000



Map created on: 2017-04-11













**SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019**

<b>SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019</b>					
	<b>Elementary Schools</b>	<b>Address</b>	<b>Public/Private</b>	<b>2019 Rankings</b>	<b>2019 Rating</b>
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
	<b>Private Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
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
	<b>Secondary Schools</b>			<b>2019 Rankings</b>	<b>2019 Rating</b>
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





# Legend

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



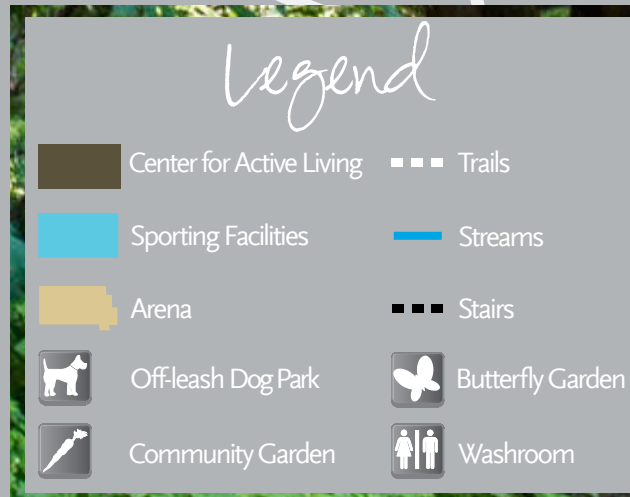
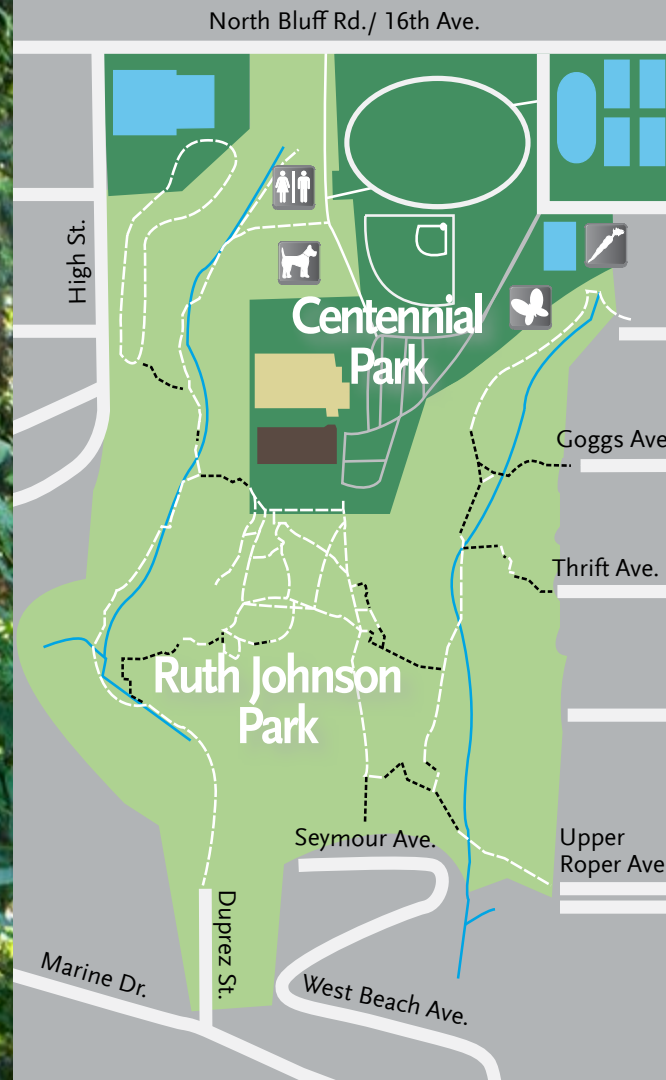
★ map is not to scale

**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 BEACHES

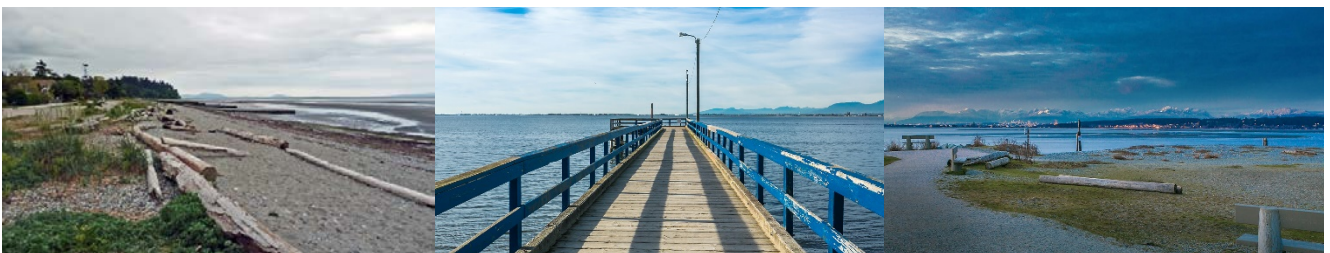
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and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



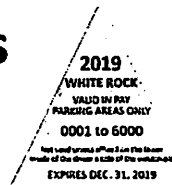
**East Beach** is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops 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:

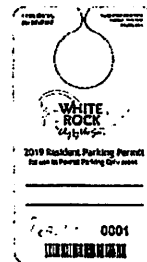
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters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