











Presented by:
Beebe Cline - PREC

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



Active
R2527396

15114 BUENA VISTA AVENUE

Residential Detached

Board: F
House/Single Family

South Surrey White Rock
White Rock
V4B 1Y3

\$2,250,000 (LP)
(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2018
Depth / Size: 117	Bathrooms:	4	Age: 3
Lot Area (sq.ft.): 3,528.00	Full Baths:	3	Zoning: RS-3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,727.29
Rear Yard Exp: South	Council Apprv?:		For Tax Year: 2019
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 004-647-637
			Tour: Virtual Tour URL

View: **Yes: Panoramic Ocean Views**
Complex / Subdiv: **White Rock Hillside**
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: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Torch-On**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1/2 Blk**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 72176**
Amenities: **Air Cond./Central, Elevator, Guest Suite, In Suite Laundry, Wheelchair Access**
Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Refrigerator, Security System, Stove,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'5 x 7'3	Above	Dining Room	16'2 x 11'3			x
Main	Office	11'4 x 9'10			x			x
Main	Master Bedroom	21'0 x 14'5	Bsmt	Bedroom	14'11 x 10'8			x
Main	Walk-In Closet	6'9 x 4'0	Bsmt	Media Room	15'1 x 12'3			x
Main	Walk-In Closet	6'0 x 3'5	Bsmt	Living Room	14'8 x 11'10			x
Main	Bedroom	10'0 x 9'10	Bsmt	Kitchen	9'0 x 6'8			x
Main	Bedroom	10'7 x 10'0	Bsmt	Bedroom	10'9 x 9'11			x
		x			x			x
Above	Living Room	21'2 x 15'7			x			x
Above	Kitchen	16'2 x 11'3			x			x

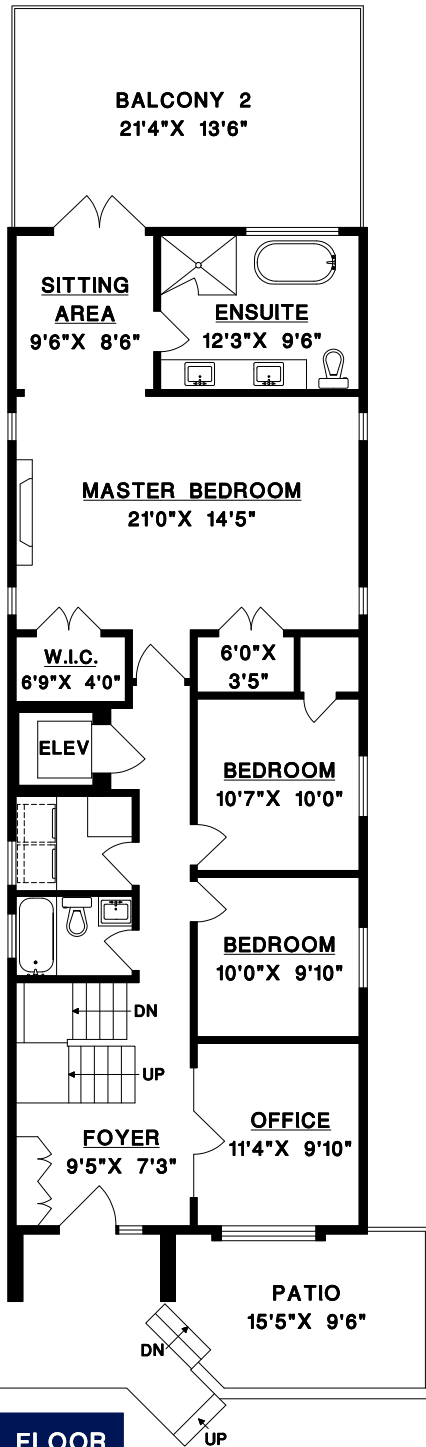
Finished Floor (Main): 1,376	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,014	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,180	Suite: Legal Suite	3	Above	2	No	Pool:
Finished Floor (Total): 3,570 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz: 20'10x19'9
	Beds in Basement: 2	5			No	Grg Dr Ht:
	Beds not in Basement: 3	6			No	
Unfinished Floor: 0	Basement: Full, Fully Finished	7			No	
Grand Total: 3,570 sq. ft.		8			No	

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

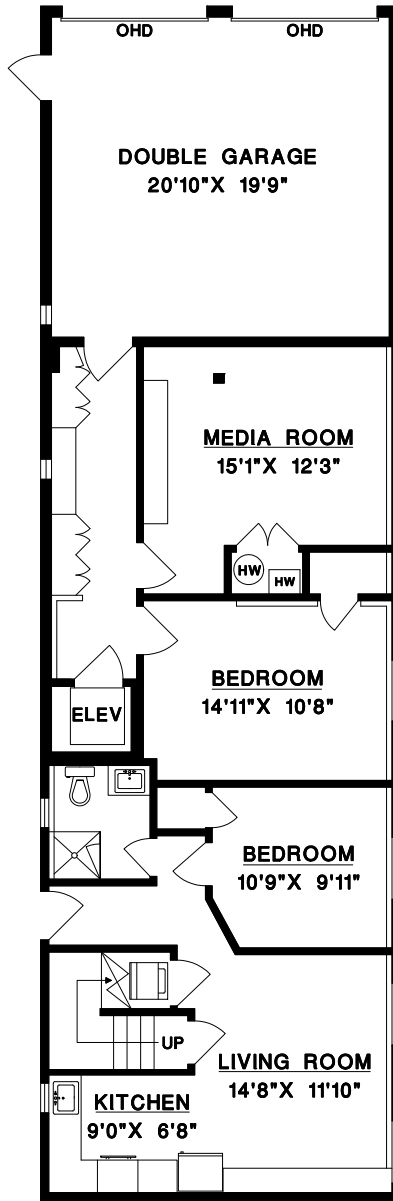
New contemporary ocean view home in prime uptown White Rock, great views. Garaventa elevator, black frame Westech nano wall, 600ft of ocean view Trex balconies. Low maintenance concrete hardscapes w/ turf surround. Level parking for 8 cars. IBC boilers, radiant heated flrs, Nest, HVAC, central A/C. Cat6, master w/ private Trex balcony & his & her walk-in closets. Ensuite Duravit, Toto & Riobel fixtures. Gourmet kitchen w/ waterfall island & commercial Jenn-Air appl, pkg. Great room concept, speaker system in & out. Kitchens/bath cabinetry by Artistic, Frameless glass balconies, Montegro 6 ft. n/gas linear fireplace in living rm. Walk to beach. TENANTED: Main Home: \$4,000/Month + 50% utilities, lease until March 2021 & Legal Suite \$1,400/Month. 48 hours min notice to view.

BEEBE CLINE

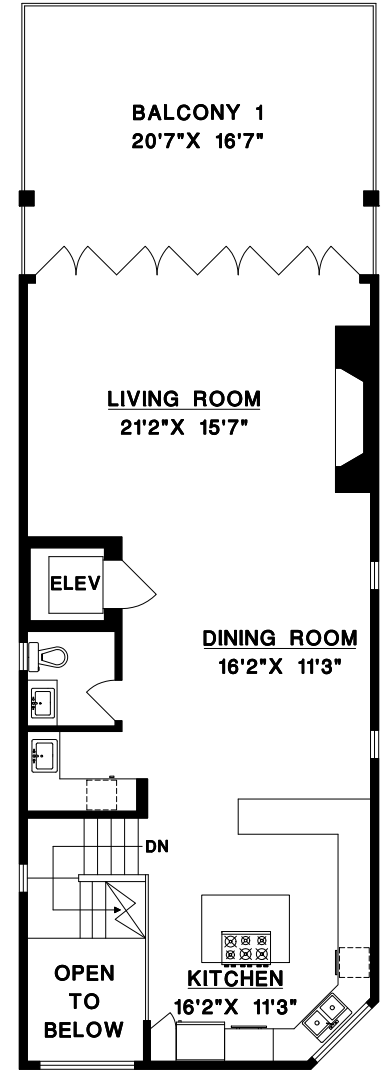
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com



MAIN FLOOR



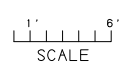
LOWER FLOOR



UPPER FLOOR

UPPER FLOOR	1014	SQ. FT.
MAIN FLOOR	1376	SQ. FT.
LOWER FLOOR	606	SQ. FT.
SUTIE	574	SQ. FT.
FINISHED AREA	3570	SQ. FT.

GARAGE	453	SQ. FT.
BALCONY 1	357	SQ. FT.
BALCONY 2	288	SQ. FT.
PATIO	142	SQ. FT.



DRAWN BY: CN
DATE: JUNE 2019
REVISED:

FEATURES

LOT AND LOCATION

- Lot Size : 3,510 sqft
- Beach Access on Martin Street
- Southern Exposure
- Parking for Up to 8 Vehicles – Double Garage, 4 Cars off Buena Vista & 2 Cars off Buena Vista

INTERIOR

INTRISTIC FEATURES

- Garaventa Elevator Services All 3 Floors
- Radiant Heated Floors with IBC Boiler
- Domestic IBC Hot Water Tank
- HVAC
- A/C
- Nest Controls
- Wired for CAT6
- All Spray Foam Insulation
- All Bedrooms Ensuted
- All Bathrooms with Durvit, Riobel, Kohler, Toto & Grohe

FOYER

- Measurement – 9'5 x 7'3
- Custom Wood Oak Front Door
- Two Speakers at Entry
- Floor-to-Ceiling Built-in Closets
- Access to Home Office
(Office Accesses 124 sqft Concrete Patio Courtyard Surrounded by Privacy Glass)
- Reverse Floor Plan – Foyer on Bedroom Level

LIVING ROOM (UPPER LEVEL)

- Measurement – 14'8 x 11'10
- Six Foot Linear Montego Natural Gas Fireplace
- Fireplace with Feature Wall (Built-n Cabinetry from Artistic Cabinets)
- Full Nano Door Wall – Contemporary Black Finish Westek Windows
- Nano Wall Accesses 357 sqft Tempered Frameless Glass Balcony with Fire Pit, Speakers, BBQ Hook-up & Privacy Glass from the Neighbours
- Wide Plank Oak from Exclusive Flooring with Zero Transition Venting
- Custom Décor Blackout Blinds
- Wet Bar off Living Room with Beverage Wine Fridge

DINING ROOM

- Measurement – 16'2 x 11'3
- All Chandeliers from Ocean Park Lighting
- All Pot Lights LED

KITCHEN

- Measurements – 16'2 x 11'3
- Cabinetry from Artistic Cabinets – Bamboo Wrap
- Backsplash to Ceiling – White Gloss Long Subway Tile
- Island with Three Waterfall End
- Jenn-Air Pro Stainless-Steel Appliance Package:
 - Six Burner Cooktop with Overhead Venting
 - Oven
 - Microwave
 - Dishwasher
 - Fridge/Freezer – Water Filter/Ice Maker

MASTER BEDROOM

- Measurement – 21'0 x 14'5
- Electric Fireplace
- “His” & “Her” Walk-in Closets
- Access to 288 sqft Private Balcony

MASTER BEDROOM ENSUITE

- Measurement – 12'3 x 9'6
- 5 Piece
- Free Standing Tub

GARAGE

- Measurement: 20'10 x 19'9
- Insulated Garage Door
- Epoxy Flooring

EXTERIOR

- Monitored Security System with Four Cameras
- Irrigation System
- Ash Colour Trex Decking
- Two Decks with Outdoor Speakers
- Custom Hardscape with Turf/Low Maintenance Landscaping
- Outdoor Lighting
- Separate Entry on East Side of Property to Legal Suite

15114 BUENA VIST AVENUE

PROPERTY COST				
List Price		Amount		
		\$ 2,250,000.00		
REVENUE				
			Monthly	Yearly
Main House Revenue			\$4,000.00	\$48,000.00
Suite Revenue			\$1,400.00	\$16,800.00
Total Revenue from Home			\$5,400.00	\$64,800.00
EXPENSES				
	Monthly/Yearly	Amount	Monthly	Yearly
Property Taxes	Y	\$6,626.43	\$552.20	\$6,626.43
Insurance	Y	\$1,350.00	\$112.50	\$1,350.00
Hydro	Y	\$1,500.00	\$125.00	\$1,500.00
Gas	Y	\$1,248.00	\$104.00	\$1,248.00
Water	Y	\$511.56	\$42.63	\$511.56
Total Expenses			\$ 936.33	\$ 11,235.99

* Current Lease for Main Home Expires March 2021 (Tenant pays 50% off Utilities)

* Currentlty Suite Tenant is on Month-to-Month (All Utilites Included Except for Internet)

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

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
SHOWING CONSTRUCTED FORMS ON LOT 1
SECTION 10 TOWNSHIP 1
NWD PLAN 72176**

PID : 004-647-637

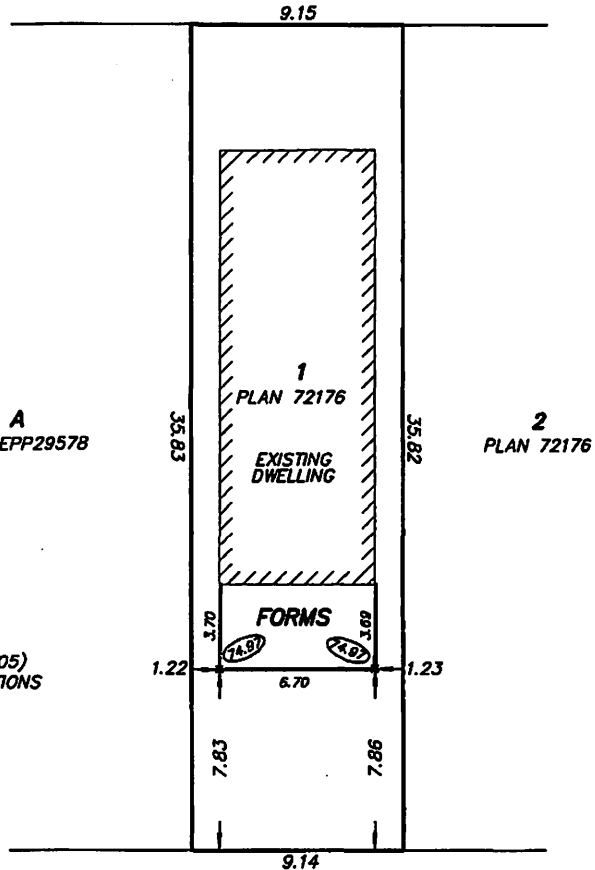
CIVIC ADDRESS :

15114 - BUENA VISTA AVENUE
WHITE ROCK, B.C.

BUENA VISTA AVENUE



A
PLAN EPP29578



NOTE:

(10.01) - DENOTES POUR STRIP ELEVATION (TYPICAL)
ELEVATIONS ARE GEODETIC (2005)
DERIVED FROM GNSS OBSERVATIONS
DATUM CVD28GVRD 2005

Lot dimensions and clearances according to Field Survey.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 31st DAY OF AUGUST, 2016.


LAKHJOT S. GREWAL

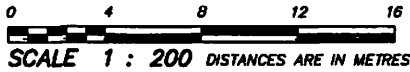
B.C.L.S.

This document is not valid unless originally signed and sealed.
NOT SUITABLE FOR MORTGAGE PURPOSES

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1607-025
DWG : 1607-025 CE

TOPOGRAPHICAL SURVEY PLAN OF LOT 1 SECTION 10 TOWNSHIP 1 NWD PLAN 72176

PID : 004-647-637



CIVIC ADDRESS :

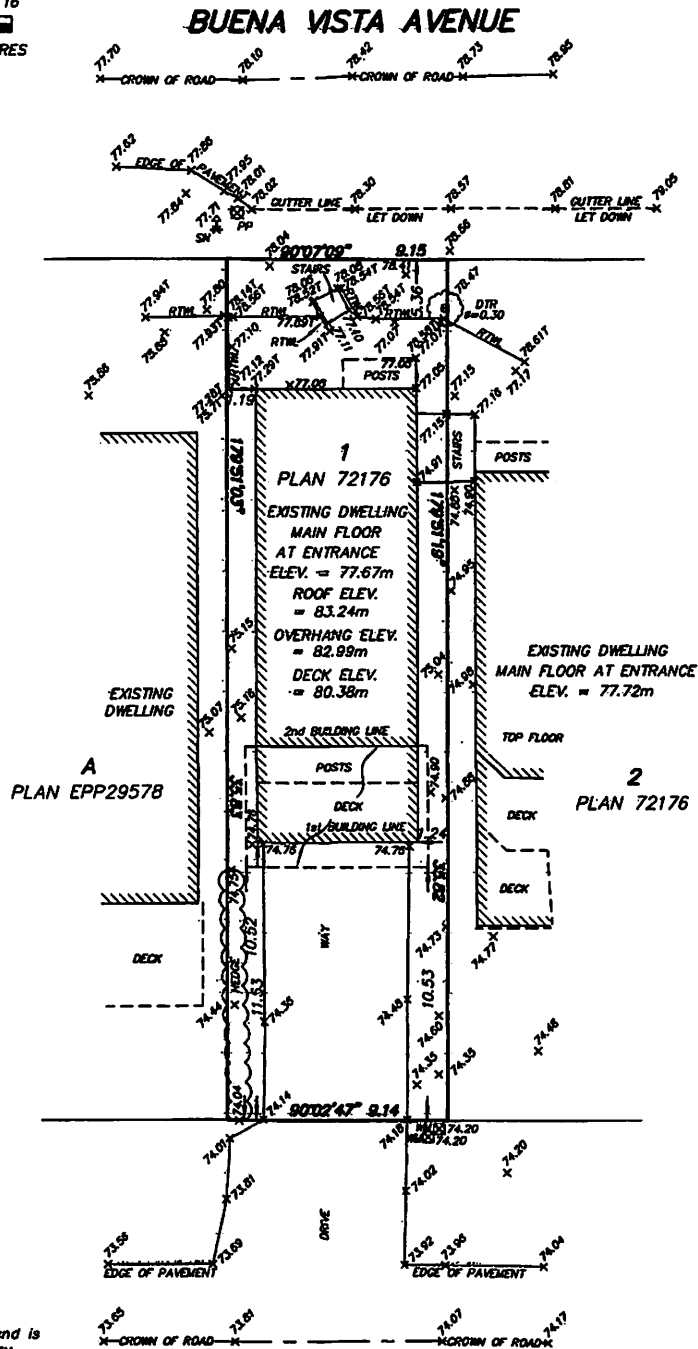
15114 - BUENA VISTA AVENUE
WHITE ROCK, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED
FROM GNSS OBSERVATIONS
DATUM CVD28GVRD 2005

NOTE :

ALL ELEVATIONS SHOWN ARE
TAKEN AT NATURAL GROUND



Lot dimensions and clearances according to
PLAN EPP29578.

This plan does not show non-plan
charges, liens or interests.

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THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 28th DAY OF JULY, 2016.

LEGEND :

- PP DENOTES POWER POLE
- SN DENOTES SIGN
- WM DENOTES WATER METER
- RTM DENOTES RETAINING WALL
- DTR DENOTES DECIDUOUS TREE

LAKHJOT S. GREWAL

B.C.L.S.

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SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1607-025
DWG : 1607-025 T1

CERTIFICATE OF OCCUPANCY

The building, or part thereof, constructed under authority of:

BUILDING PERMIT NO.: 15-172

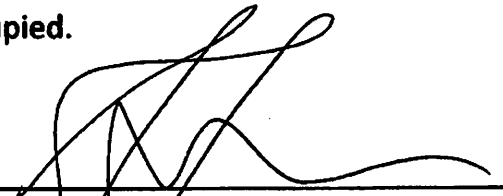
ADDRESS OF BUILDING: 15114 Buena Vista Ave

TYPE OF APPROVED OCCUPANCY: SFD & Suite, Reno

*This certificate is issued pursuant to the authority contained in the
"City of White Rock Building Bylaw".*

Dated at the City of White Rock this 12 day of July, 2018.

A change of use requires a new Occupancy Certificate. Under the terms of the Building Permit, responsibility for construction defects is the responsibility of the Property Owner. Other authorities may be required to approve electrical and gas installations before the building may be occupied.

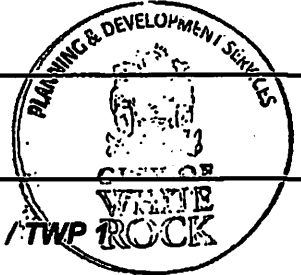


BUILDING OFFICIAL

DATE OF INSPECTION	TYPE OF INSPECTION	REMARKS:
JAN. 30/86	EXCA & FOUND	O.K. TO POUR SUBJECT TO HT & BACK FILL TO CODE <i>COM</i>
FEB 5/86	ORDIN TILE, DRAINAGE	WATER SERVICE SAND & STORM O. PASSED <i>COA</i>
MAR 26/1	FRAME & INSH.	PASSED <i>COA</i>
MAY 21/86	FINAL	YELLOW <i>R</i>
SURVEY PLAN REC'D:	JAN. 30 186	
TRUSS PLAN REC'D:		
PROVISIONAL OCCUPANCY		MAX HT 83.343
BUILDING COMPLETE	<i>May 21/86 R</i>	LEVE STRIP 75.15
GRANTED		DIFF 8.193 (26.9')

THE CORPORATION OF THE CITY OF WHITE ROCK SUBJECT TO BCBC 9.36

BUILDING PERMIT



DATE OF ISSUANCE: **AUG 19 2016**

BUILDING PERMIT No: **15-172**
ROLL No: **002436.001**

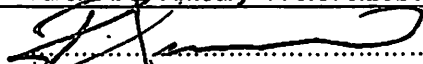
PROJECT ADDRESS:
LEGAL DESCRIPTION:
ZONE:
OCCUPANCY:
REGISTERED SUITE:

15114 Buena Vista Avenue
LT 1 / SEC 10 / NWD / PL 72176 / TWP
RS-3
Residential
YES

DESCRIPTION OF PROJECT:
SFD WITH SUITE RENO 50% OR GREATER

OWNER: **Rajinder Sran 604.315.3333**
OWNER'S ADDRESS: **8615 - 144a Street Surrey, BC**
AUTHORIZED AGENT: **Balwinder Khind 604.825.2627**
BUILDER: **Day & Knight Plumbing Heating LTD**
DESIGNER ON RECORD: **Marquee Design Build**
CRP ENGINEER ON RECORD: **Tarek A. El-Amoury 778.378.2322**


.....
Owner or Authorized Agent


.....
Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

RE: 15114 Buena Vista Ave – Subtrade List

Subtrade Type	Name of Company	Phone Number
Plumbing / Heating / Gasfitting / Sprinkler	Day and Knight Plumbing Heating Ltd.	604-825-2627
Electrical	Sunlight Electrical Ltd.	604-720-8544
Low Voltage / Security	Unique Security Ltd.	778-580-6375
Insulation	B P Insulation 2003	604-534-5172
Drywall	B M K Drywall Ltd.	604-723-2144
Roofing	West Star Roofing Ltd.	604-839-3064
Stucco	Canadian Quality Stucco Ltd.	604-721-3832
Concrete Driveway / Patio / Landscaping	South Fraser Custom Landscapes	604-818-0685
Aluminum Panels Install	Clarus Cladding Corp.	250-307-5323
Cabinetry	Artistic Kitchens Ltd.	604-599-4229
Flooring	Wood Expressions Flooring Inc.	604-290-4824
Shower Glass / Glass Railing	Elegant Glass & Shower Mirrors Ltd.	604-572-9656
Doors / Moulding	Active Doors & Mouldings Ltd.	604-590-1088
Garage Door	Navpoint Garage Doors Ltd.	604-589-6284
Deck Install	Hickey Construction	604-369-2612
Elevator	Garaventa Lift	604-461-6636
Windows	Westeck Windows and Doors	604-792-6700
Air Conditioning	Perfect Air Solutions	778-927-6000
Quartz Countertops	DSI Contracting Inc.	778-681-6381
Painting	Aha Painting	604-825-0203
Architect	Marquee Design Build Ltd.	778-889-7020
Sprinkler Engineer	Voltas Engineering Ltd.	604-593-2293
Structural Engineering	Tides Consulting Ltd.	604-336-5080

BC Housing - New Homes Registry

Search Again

1 new home found where the PID contains 004-647-637 AND Unit type is "Single unit"

White Rock, 15114 Buena Vista Avenue

Click on the address for more details

Registered with home warranty insurance.

Builder: Day & Knight Plumbing Heating Ltd.

Visit the Builder Registry (../Licence) for more builder information.

Builder's Warranty Number: 160094

Warranty Commencement Date: 2017/Jun/01

Warranty Provider: Royal and Sun Alliance Insurance Company of Canada represented by WBI Home Warranty Ltd.

Phone: 604-639-2924

Website: wbihomewarranty.com (<http://wbihomewarranty.com>)

Address: 15114 Buena Vista Avenue, White Rock BC V4B 1Y3

Legal Description: Lot 1 Plan 72176 Section 10 Township 1 Land District 36

PID: 004-647-637

Understanding your Search Results

Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when buying or selling an owner-built home (http://www.bchousing.org/publications/RegBulletin_5_BuyingSellingOwner-Built.pdf). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

Withdrawn from warranty

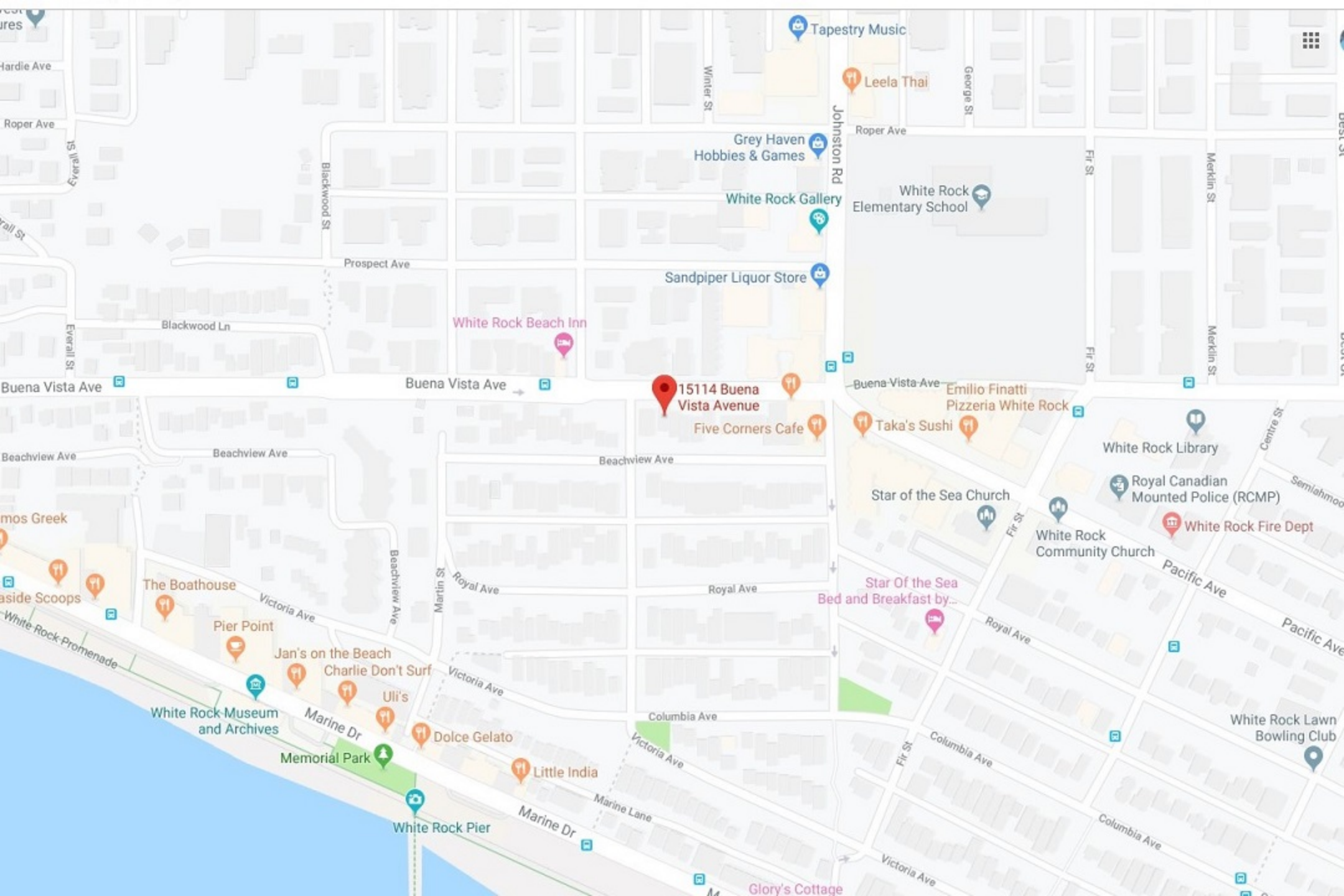
Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

Can't find the address you are looking for?

Check the 'Search hints' in the registry search box above for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the Licensing & Consumer Services Branch toll-free at 1-800-407-7757 for assistance.

IMPORTANT: New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.



15114 Buena Vista Avenue

Five Corners Cafe

Emilio Finatti Pizzeria White Rock

Taka's Sushi

Star of the Sea Church

White Rock Library

Royal Canadian Mounted Police (RCMP)

White Rock Fire Dept

White Rock Community Church

Star Of the Sea Bed and Breakfast by...

White Rock Lawn Bowling Club

White Rock Museum and Archives

Memorial Park

White Rock Pier

Glory's Cottage

White Rock Beach Inn

Sandpiper Liquor Store

White Rock Gallery

Grey Haven Hobbies & Games

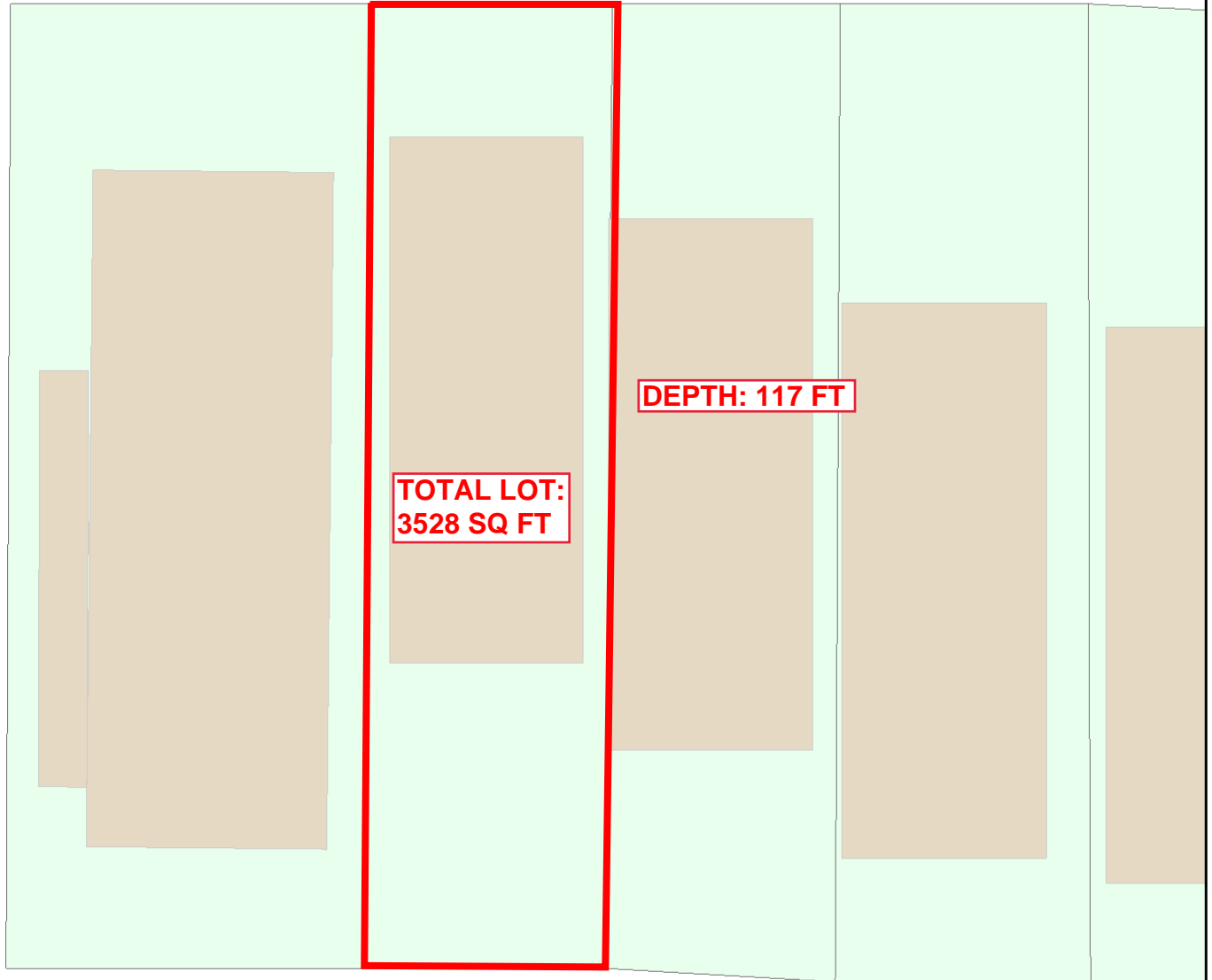
White Rock Elementary School

Leela Thai

Tapestry Music



FRONTAGE: 30 FT



**SCHOOL CATCHMENTS:
WHITE ROCK ELEMENTARY
SEMIAMMOO SECONDARY**

**ZONING: RS-3
RS-3 ONE UNIT (SMALL LOT, HILLSIDE) RESIDENTIAL ZONE**

BEACHVIEW AVE

15114 Buena Vista Avenue





WR O M S

City of White Rock Mapping Online System



15114 Buena Vista Avenue

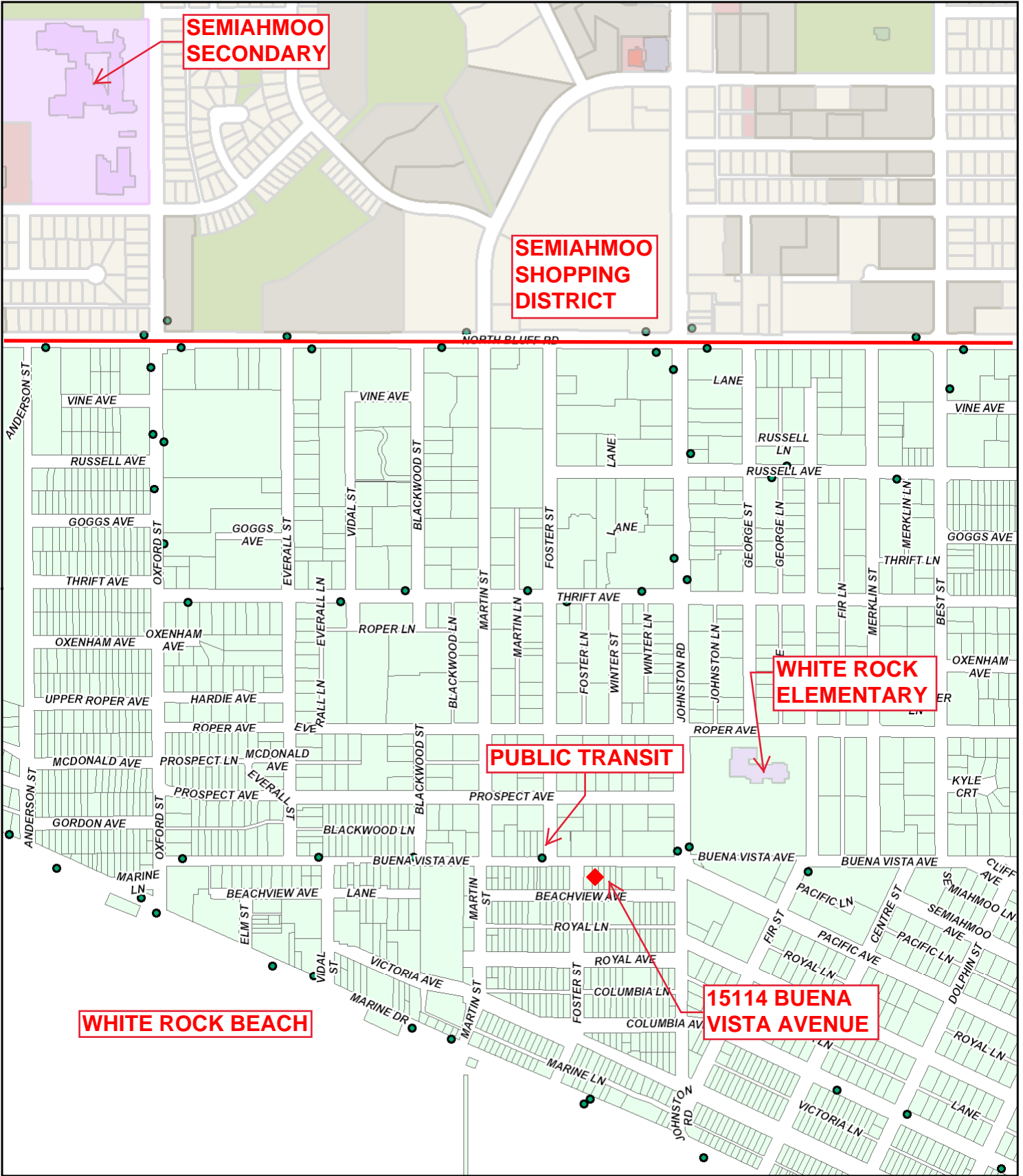
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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



Scale: 1:250

Map created on:
2019-05-13





15114 Buena Vista Avenue

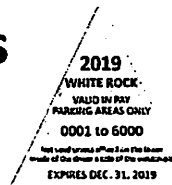
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Scale: 1:8,000

Map created on: 2019-05-13





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:

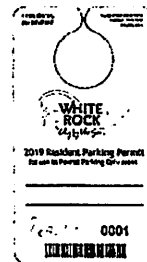
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters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



Legend

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



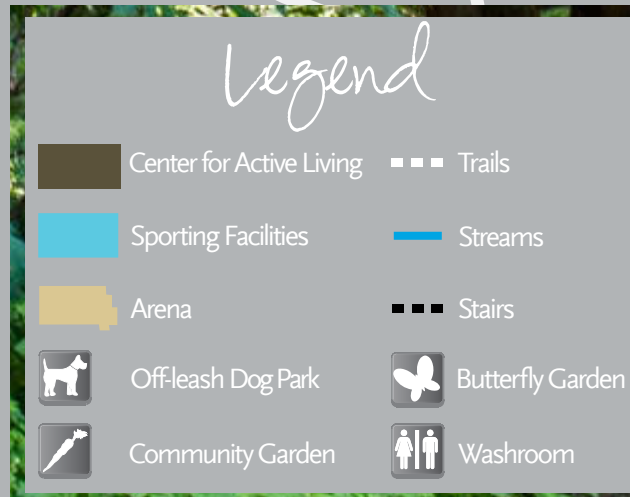
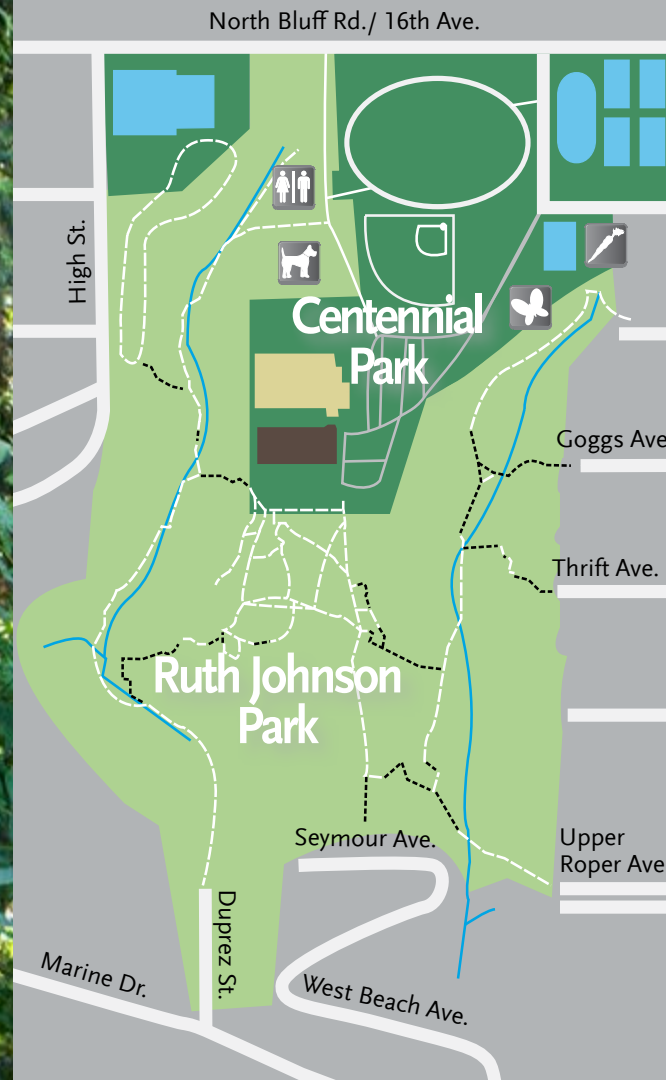
★ map is not to scale

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

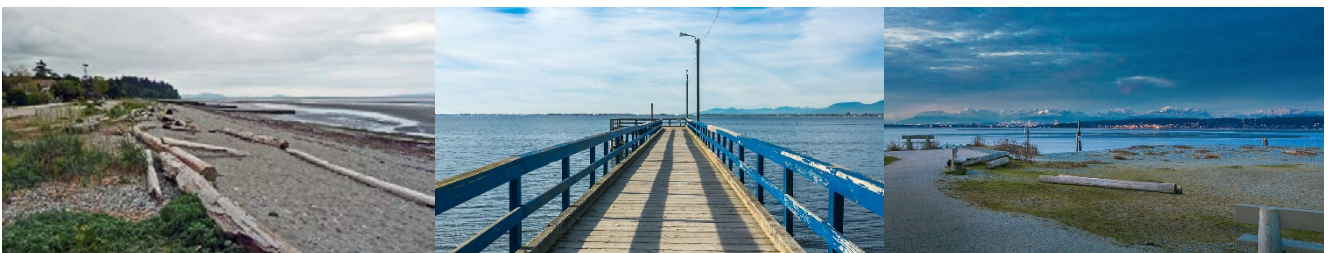
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the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



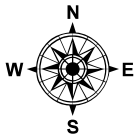
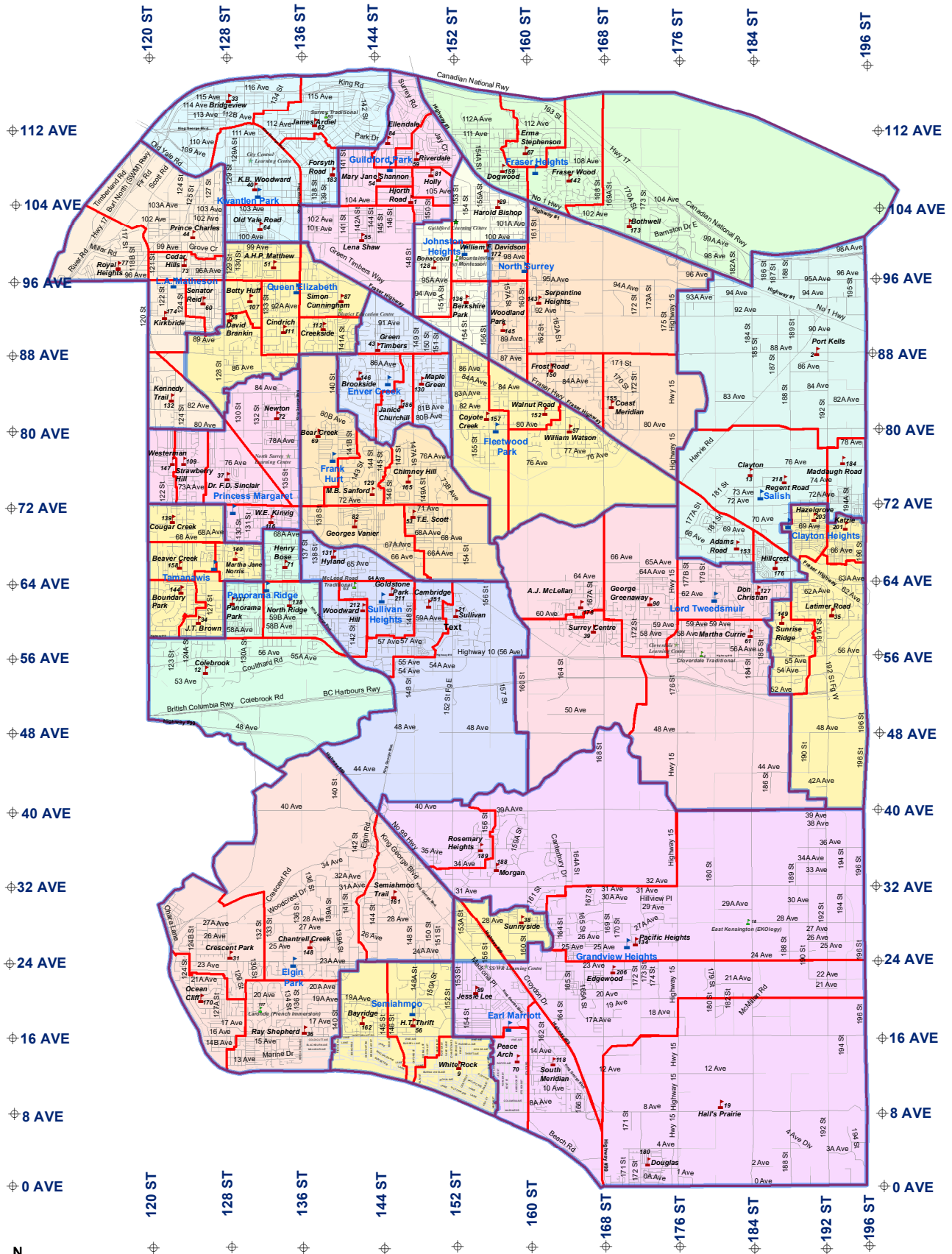
East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and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



2020-21 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019

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