



Majestic Unobstructed Ocean Views

**14310 Sunset Drive
White Rock - \$2,600,000**

Excellent Ocean Views, Majestic Mount Baker to the East, USA, San Juan Islands, snow capped Olympic Peninsula to the West and Semiahmoo Peninsula South. This substantial holding property is located on a street of prestigious new homes. Hold or build your dream home. Corner lot 8,954 square feet with frontage and access to Marine Drive. Easy walk to White Rock Beach, restaurants, shops and services. Easy access to US Border, five minutes away.



Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY

ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock





CONCEPT DRAWING ONLY - 14310 SUNSET LANE

WEST ELEVATION



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CONCEPT DRAWING ONLY - SOUTH ELEVATION (OCEANSIDE)

14310 SUNSET LANE - WHITE ROCK , BC





Presented by:
Beebe Cline - PREC
 Hugh & McKinnon Realty Ltd.
 Phone: 604-531-1909
 www.beebecline.com
 bcline@shaw.ca



Active
R2536972

Board: F
 House/Single Family

14310 SUNSET DRIVE

South Surrey White Rock
 White Rock
 V4B 2V5

Residential Detached

\$2,600,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$2,600,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1974
Depth / Size: 135	Bathrooms:	2	Age: 47
Lot Area (sq.ft.): 8,954.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$8,805.46
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-995-293
			Tour: Virtual Tour URL

View: **Yes: Ocean, Islands & Mt Baker**
 Complex / Subdiv: **White Rock Marine Dr. West**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Rear, Side**
 Parking: **Garage; Double, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **1 Blk** Dist. to School Bus: **3 Blks**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN NWP3591, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'3 x 10'9	Below	Bedroom	13'9 x 11'10			x
Main	Eating Area	13'2 x 8'5			x			x
Main	Kitchen	17'6 x 7'8			x			x
Main	Dining Room	16'3 x 13'9			x			x
Main	Living Room	20'7 x 20'1			x			x
Main	Master Bedroom	17'1 x 13'10			x			x
Main	Walk-In Closet	8'11 x 6'10			x			x
		x			x			x
Below	Family Room	20'1 x 18'2			x			x
Below	Bedroom	15'2 x 10'7			x			x
Finished Floor (Main):	1,704	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	Yes	Barn:	
Finished Floor (Below):	905	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3			No	Pool:	
Finished Floor (Total):	2,609 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:	20x22
		Beds in Basement: 0 Beds not in Basement: 3	5			No	Grg Dr Ht:	
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	6			No		
Grand Total:	2,609 sq. ft.		7			No		
			8			No		

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

Unprecedented views on Hillside White Rock, 8,954 sqft lot, 135 feet deep and 70 feet of frontage on Marine Drive South & Sunset Lane North. View is spanning East to West over the ocean with sunrises & sunsets. Property sits on the corner of Kerfoot Road West and fronts onto prestigious Marine Drive. Sunset lane is quiet road with established mansions with no traffic, your parking access to home is off Sunset Lane or Kerfoot Rd. Rancher with walk-out basement 2,600 sqft captures that 70's show. Three bedrooms & two bath. Would be a fun renovation or revenue home until you rebuilt your new millennium beach house. Location, location you can't beat. Best schools: Semiahmoo Secondary & Bayridge Elementary. Walk to pier, enjoy the shores of White Rock Beach every day. Clean air & healthy life.



HUGH & McKINNON
REALTY LTD. EST. 1989

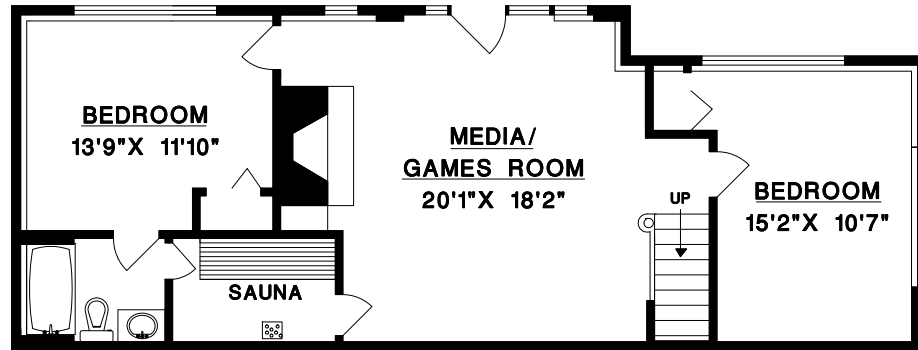
BEEBE CLINE

BUS: 604-531-1909

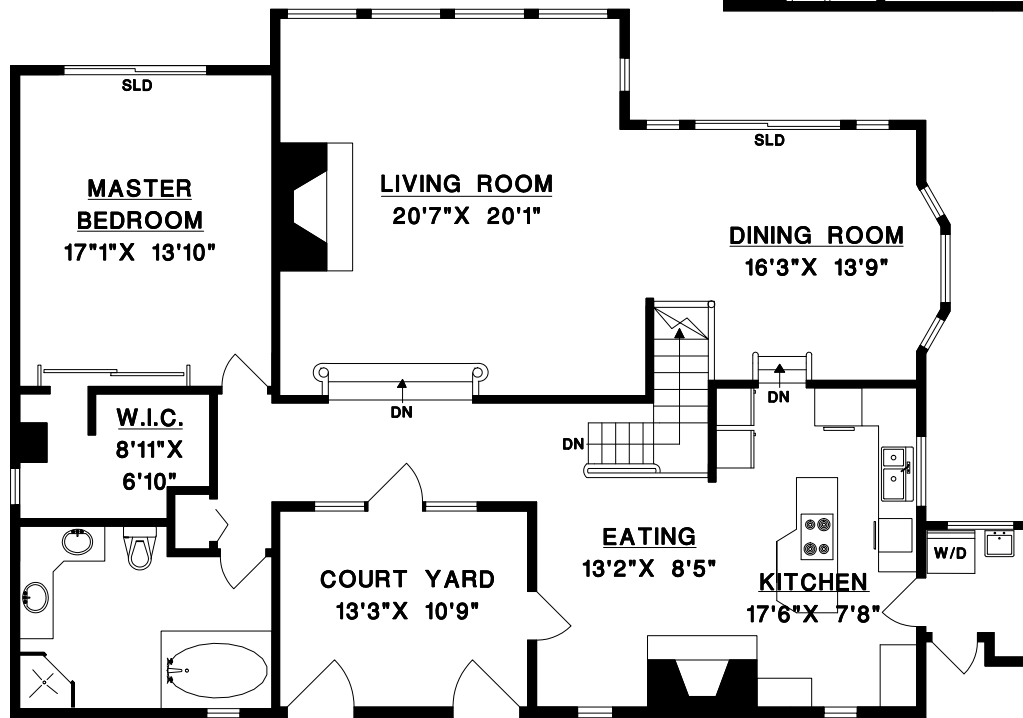
CEL: 604-830-7458

www.whiterocklifestyles.com

14310 SUNSET DRIVE,
WHITE ROCK, B.C.



LOWER FLOOR



MAIN FLOOR

MAIN FLOOR	1704	SQ. FT.
LOWER FLOOR	905	SQ. FT.
FINISHED AREA	2609	SQ. FT.

COURTYARD 149 SQ. FT.



1' 6'
SCALE

DRAWN BY: CN
DATE: MAY 2016
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca





HUGH & MCKINNON
REALTY
ESTABLISHED 1909



14310 SUNSET DRIVE

售價: \$2,600,000

8,954 平方呎

地濶: 70 呎

地長: 135 呎

後園向南

白石西海灘

全海景

室內 2,609 平方呎

3 睡房 / 2 浴室

三面臨街: 西向 Kerfoot, 正南 Marine West, 東向 Sunset Drive

分區 RS-1

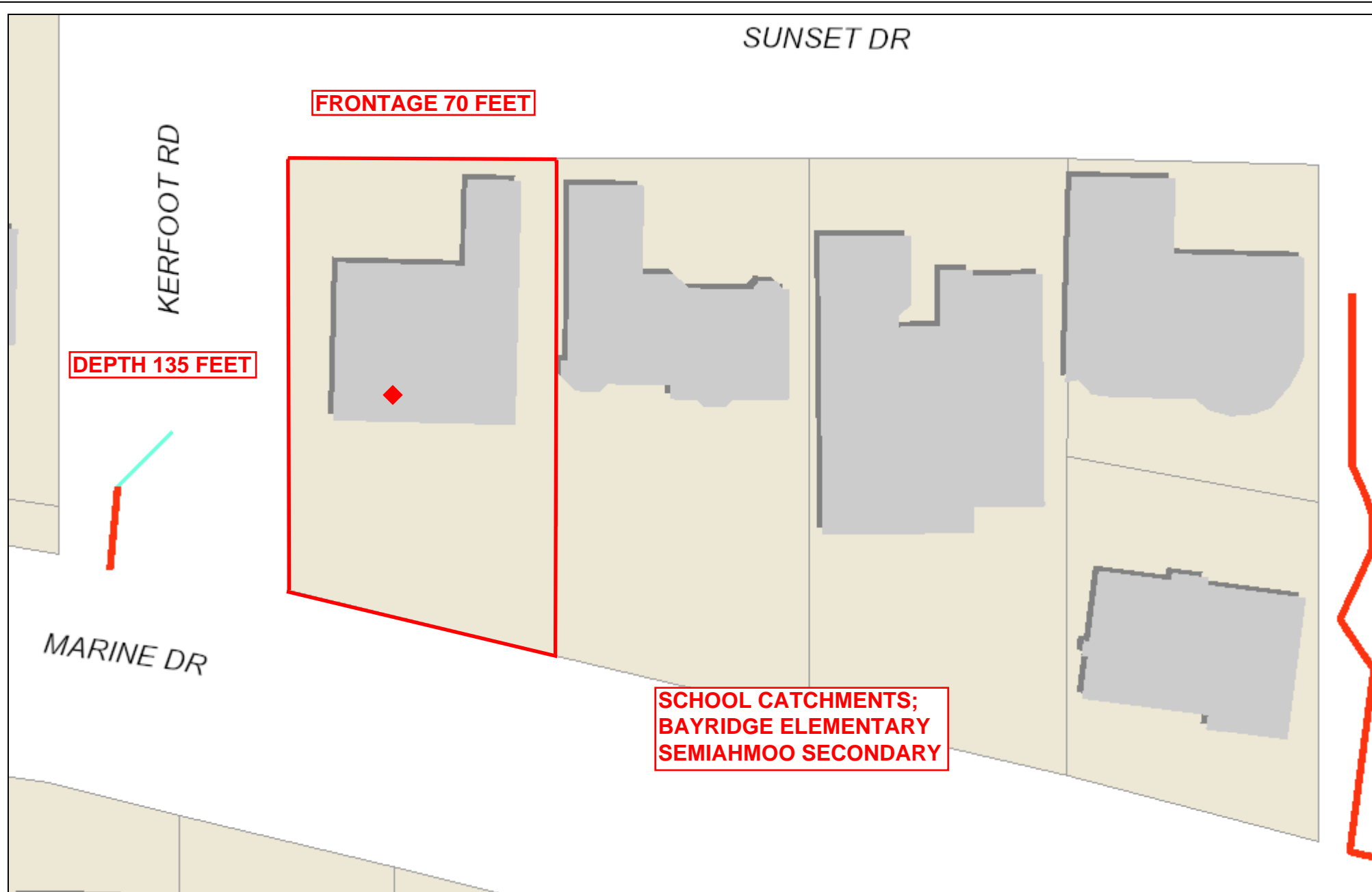
寧靜無閒雜交通

建造夢想家園

地點一流

文件備索:

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/644/extras>



14310 Sunset Drive

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Scale: 1:432



Map created on: 28/04/2016

WHITE ROCK
My City by the Sea!



W R O M S

City of White Rock Mapping Online System



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Scale: 1:396



Map created on: 28/04/2016

WHITE ROCK
My City by the Sea!



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Map created on: 28/04/2016

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 7.7m (25.26ft).
- 3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

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)	3.8m (12.47ft)
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 4.14 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.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.15.

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.

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*.

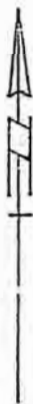
6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any covered porch, deck or carport. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level, or a combination thereof.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

SUNSET DRIVE

LEAF

WERFOR



HOUSE.

3

PLAN

MARINE

DRIVE

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:

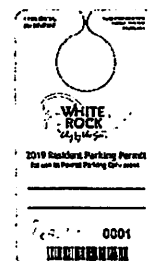
- Not entitled to park on streets posted as Permit Parking Only.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the Limited Time Parking meters at the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

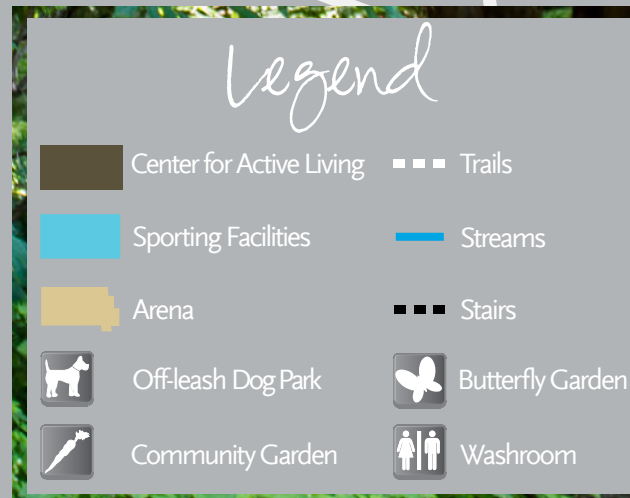
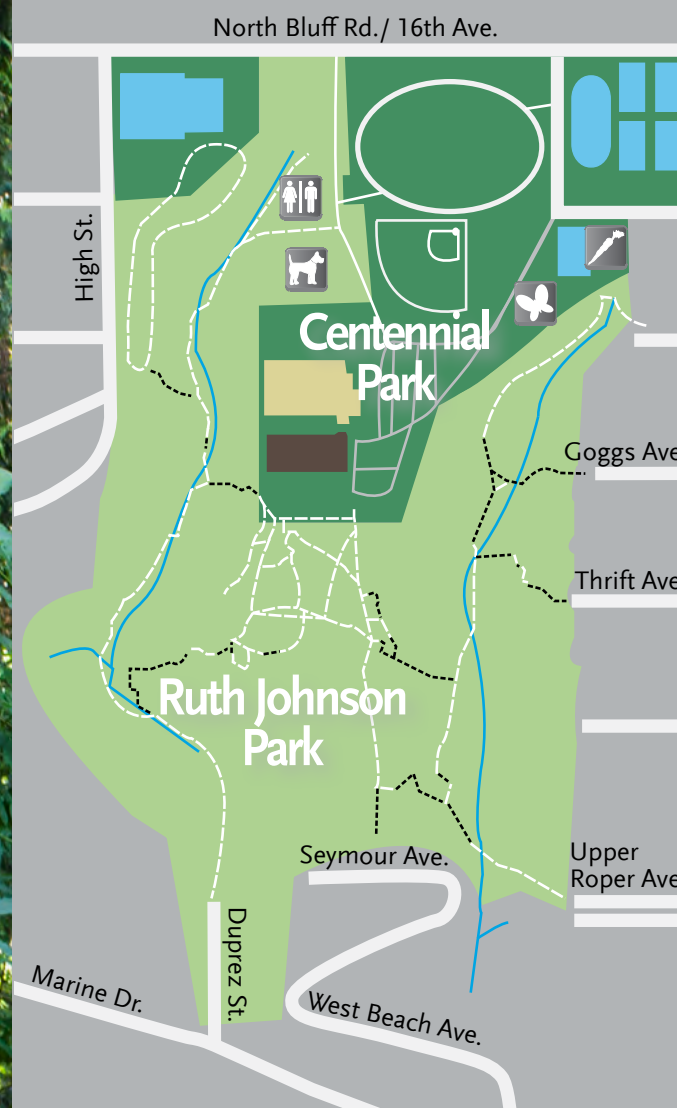
LOST PERMITS:

- 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.

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
Our 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.



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

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

