











Presented by:

# Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.

Phone: 604-531-1909

www.beebecline.com

bcline@shaw.ca



**Active**  
**R2538476**

Board: F  
House/Single Family

## 872 HABGOOD STREET

South Surrey White Rock  
White Rock  
V4B 4W3

Residential Detached

**\$1,338,000** (LP)

(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>33.00</b> | Original Price: <b>\$1,338,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>4</b>     | Approx. Year Built: <b>1976</b>    |
| Depth / Size: <b>124</b>           | Bathrooms:       | <b>2</b>     | Age: <b>45</b>                     |
| Lot Area (sq.ft.): <b>4,092.00</b> | Full Baths:      | <b>2</b>     | Zoning: <b>RS-2</b>                |
| Flood Plain: <b>No</b>             | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$4,998.80</b>     |
| Rear Yard Exp: <b>East</b>         |                  |              | For Tax Year: <b>2020</b>          |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>Yes</b>    |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>004-458-087</b>         |
|                                    |                  |              | Tour: <b>Virtual Tour URL</b>      |

View: **Yes: Ocean View West**  
 Complex / Subdiv: **EAST BEACH\* BEACH HOUSE**  
 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: **Partly**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Electric, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2018**  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple, Open**  
 Dist. to Public Transit: **1blk** Dist. to School Bus: **4 blks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Tile**

Legal: **PL NWP1334 LT 18 BLK 2 LD 36 SEC 11 TWP 1. PART E 1/2.**

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

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Paved Road, Recreation Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Hot Tub Spa/Swirlpool,**

| Floor | Type           | Dimensions   | Floor | Type        | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------------|-------------|-------|------|------------|
| Main  | Living Room    | 17'1 x 12'11 | Below | Living Room | 17'1 x 13'2 |       |      | x          |
| Main  | Eating Area    | 8'5 x 8'5    | Below | Eating Area | 8'2 x 7'7   |       |      | x          |
| Main  | Kitchen        | 11'5 x 8'6   | Below | Kitchen     | 9'9 x 8'2   |       |      | x          |
| Bsmt  | Master Bedroom | 14'8 x 11'5  | Below | Bedroom     | 12'0 x 9'0  |       |      | x          |
| Main  | Walk-In Closet | 5'9 x 4'1    | Below | Bedroom     | 16'6 x 9'6  |       |      | x          |
| Main  | Bedroom        | 12'4 x 10'0  |       |             |             |       |      | x          |
|       |                | x            |       |             |             |       |      | x          |
|       |                | x            |       |             |             |       |      | x          |
|       |                | x            |       |             |             |       |      | x          |
|       |                | x            |       |             |             |       |      | x          |
|       |                | x            |       |             |             |       |      | x          |

|                            |                      |                                       |                                |      |              |             |           |                               |
|----------------------------|----------------------|---------------------------------------|--------------------------------|------|--------------|-------------|-----------|-------------------------------|
| Finished Floor (Main):     | <b>1,009</b>         | # of Rooms:                           | <b>11</b>                      | Bath | Floor        | # of Pieces | Ensuite?  | Outbuildings                  |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens:                        | <b>2</b>                       | 1    | <b>Main</b>  | <b>3</b>    | <b>No</b> | Barn:                         |
| Finished Floor (Below):    | <b>974</b>           | # of Levels:                          | <b>2</b>                       | 2    | <b>Below</b> | <b>3</b>    | <b>No</b> | Workshop/Shed: <b>7'4x7'2</b> |
| Finished Floor (Basement): | <b>0</b>             | Suite:                                | <b>Unauthorized Suite</b>      | 3    |              |             | <b>No</b> | Pool:                         |
| Finished Floor (Total):    | <b>1,983 sq. ft.</b> | Crawl/Bsmt. Height:                   |                                | 4    |              |             | <b>No</b> | Garage Sz: <b>22'9x20'3</b>   |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>1</b>            | Beds not in Basement: <b>3</b> | 5    |              |             | <b>No</b> | Grg Dr Ht:                    |
| Grand Total:               | <b>1,983 sq. ft.</b> | Basement: <b>Full, Fully Finished</b> |                                | 6    |              |             | <b>No</b> |                               |
|                            |                      |                                       |                                | 7    |              |             | <b>No</b> |                               |
|                            |                      |                                       |                                | 8    |              |             | <b>No</b> |                               |

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

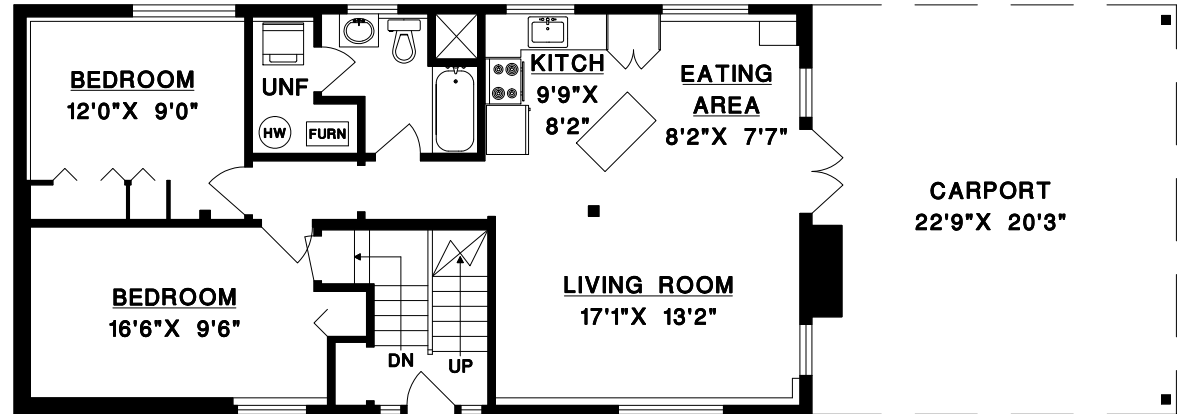
**White Rock Beach Houzz. Bungalow with walk-out basement 2 kitchens, 2 laundries & 4 bdrms in just over 2,000 sqft. Entertaining style white kitchen & cabinets w/ quartz island w/ seating renovated 2018. Hardwd flrs, subway tile backsplash. Large living rm w/ wood burning fplce. Thermal vinyl windows & french drs access west facing 445 sqft balcony, expands living space, privacy walls, nat gas for fire-table & BBQ. Ocean views over Semiahmoo Peninsula West. 2 bdrms up & 3 piece bath w/ laundry. Deck access off bedrooms to private east facing 289 sqft balcony w/ raised hot tub. New roof & h/e furnace 2015. Below second kitchen, living rm & 2 bdrms, 3 piece bath w/ laundry. Separate entry. Carport 20'3/22'9 w/ long driveway accommodates 4 more cars. Easy access to Hwy 99 commuting & beach.**



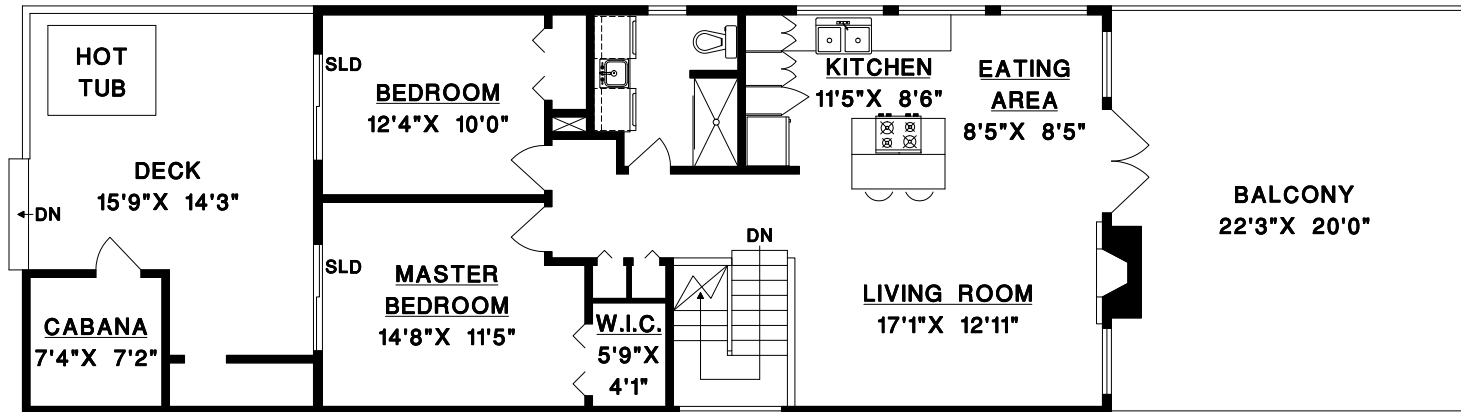
872 HABGOOD STREET,  
WHITE ROCK, B.C.

# BEEBE CLINE

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



**LOWER FLOOR**



**MAIN FLOOR**

|                      |             |                |
|----------------------|-------------|----------------|
| MAIN FLOOR           | 1009        | SQ. FT.        |
| LOWER FLOOR          | 974         | SQ. FT.        |
| <b>FINISHED AREA</b> | <b>1983</b> | <b>SQ. FT.</b> |
| UNFINISHED           | 35          | SQ. FT.        |
| <b>TOTAL AREA</b>    | <b>2018</b> | <b>SQ. FT.</b> |

|         |     |         |
|---------|-----|---------|
| CABANA  | 66  | SQ. FT. |
| CARPORT | 461 | SQ. FT. |
| BALCONY | 445 | SQ. FT. |
| DECK    | 289 | SQ. FT. |



DRAWN BY: CN  
DATE: APRIL 2018  
REVISED:



**PLAN SHOWING LOCATION OF DWELLING FOUNDATION  
 IN LOT 18, BLK. 2, E. 1/2, SEC. 11, T.P. 1, PLAN 1334,  
 N.W.D.**

872 Habgood St.  
 R.S. 2  
 07-09  
 TASHA CLOSE  
 604-562-5440

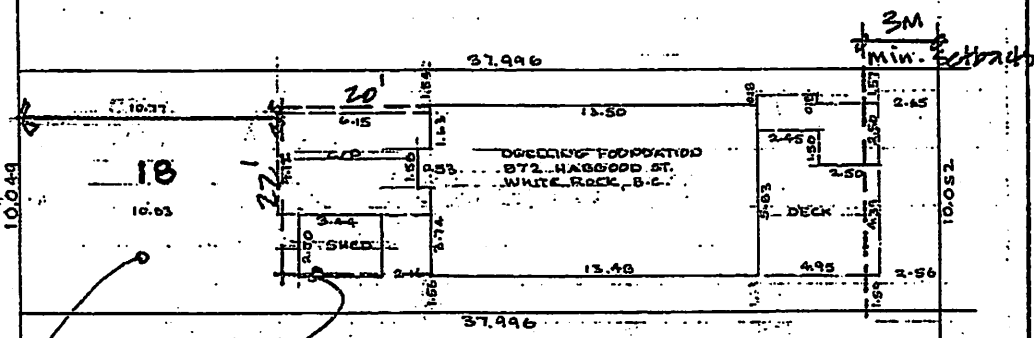


Scale - 1:250



The review of these plans shall not, in any way, relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the applicable by-laws of the Corporation of the City of White Rock.

HABGOOD ST.



NEW PROPOSED DECK 17

20% OF LOT IN FRONT OF BUILDING TO PROPOSED LINE TO BE SOFT LANDSCAPING.

**RECEIVED**

FEB 02 2007

ALLAN OLSEN  
 BRITISH COLUMBIA LAND SURVEYOR  
 1148 JOHNSTON ROAD  
 WHITE ROCK, B.C. V4B 3Y6  
 TELEPHONE: 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries. The plan above shows the correct dimensions of the above described property.

CITY OF WHITE ROCK  
 DEVELOPMENT SERVICES  
 CERTIFIED CORRECT

*Allan Olsen*

B.C.L.S.

Dated this 1 day of MAY 1986

**AMBER GODDYN**

NOTARY PUBLIC

Your Ref - GODDYN

Our File - 6023-86



THE CORPORATION OF THE CITY OF WHITE ROCK

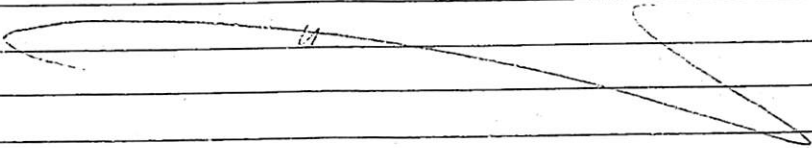
DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,  
White Rock, B.C.  
Tel: 604-541-2136  
Fax: 604-541-2153

# Inspection Report

NAME: Tosha PERMIT No. 07 009  
 ADDRESS: 872 Habgood St SHEET No. 1  
 TYPE OF INSPECTION: framing / final DATE: Apr 5/07  
 AREA OF INSPECTION: west face deck

*final inspection deck  
- approved.*



SIGNATURE: ..... INSPECTOR: [Signature]

DATE: .....

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



THE CORPORATION OF THE CITY OF WHITE ROCK  
**BUILDING PERMIT**



DATE OF ISSUANCE: X FEB 01 2007

BUILDING PERMIT No: 07-009  
ROLL No: 3950.000

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

872 Habgood Street  
Lot 19, Blk2 of E.1/2 of Sec 11, TP1, Plan 1334  
RS-2  
SFD  
N/A

DESCRIPTION OF PROJECT:  
*To construct new deck*

OWNER:

Tasha Close (604) 562-5440

OWNER'S ADDRESS:

872 Habgood Street

AUTHORIZED AGENT:

James Greenwood (778) 839-9798

BUILDER:

ARCHITECT ON RECORD:

M. Korjra (Structural & Geotechnical)

ENGINEER ON RECORD:

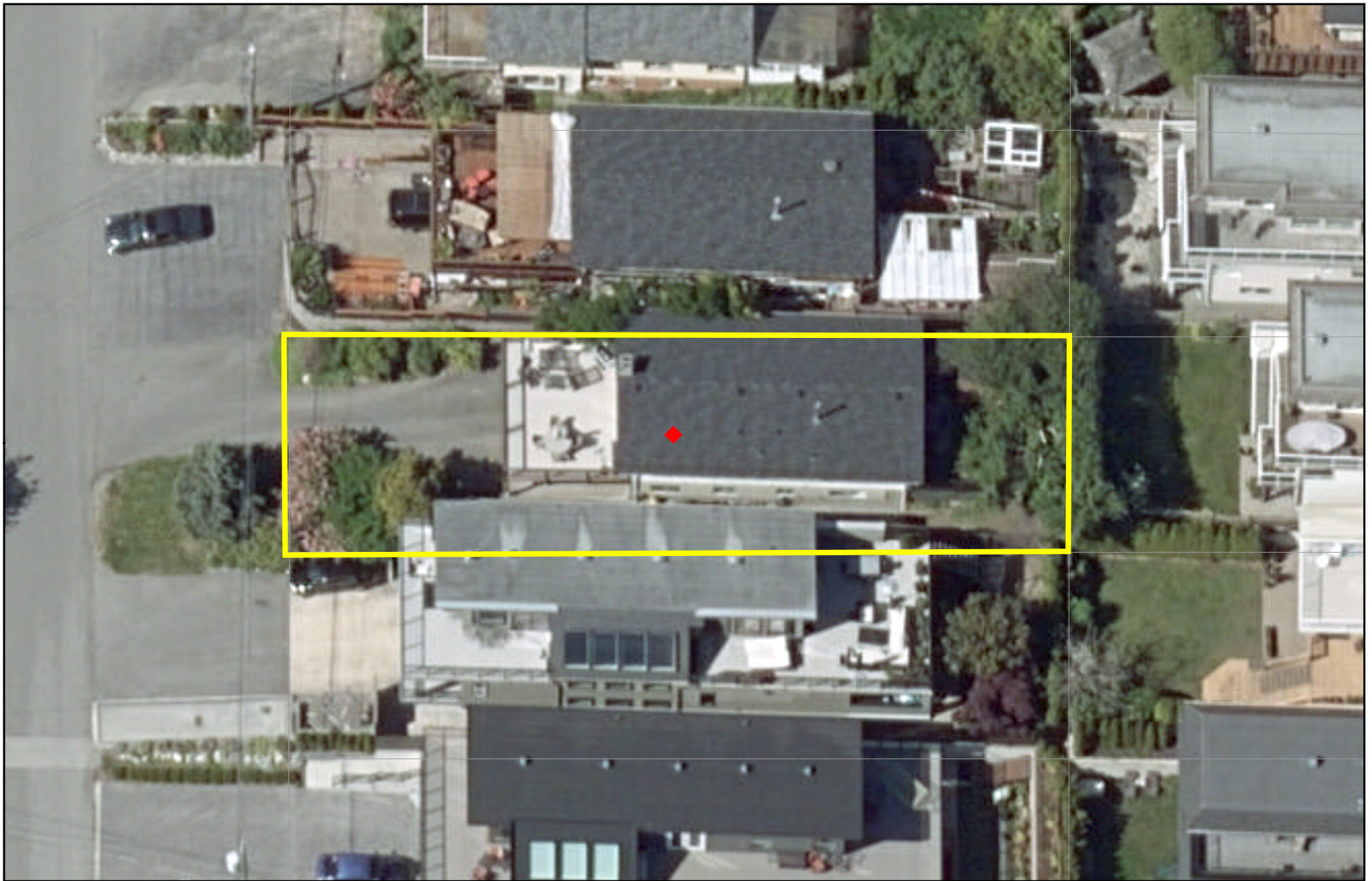
*[Signature]*  
Owner or Authorized Agent

*[Signature]*  
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.





872 Habgood Street

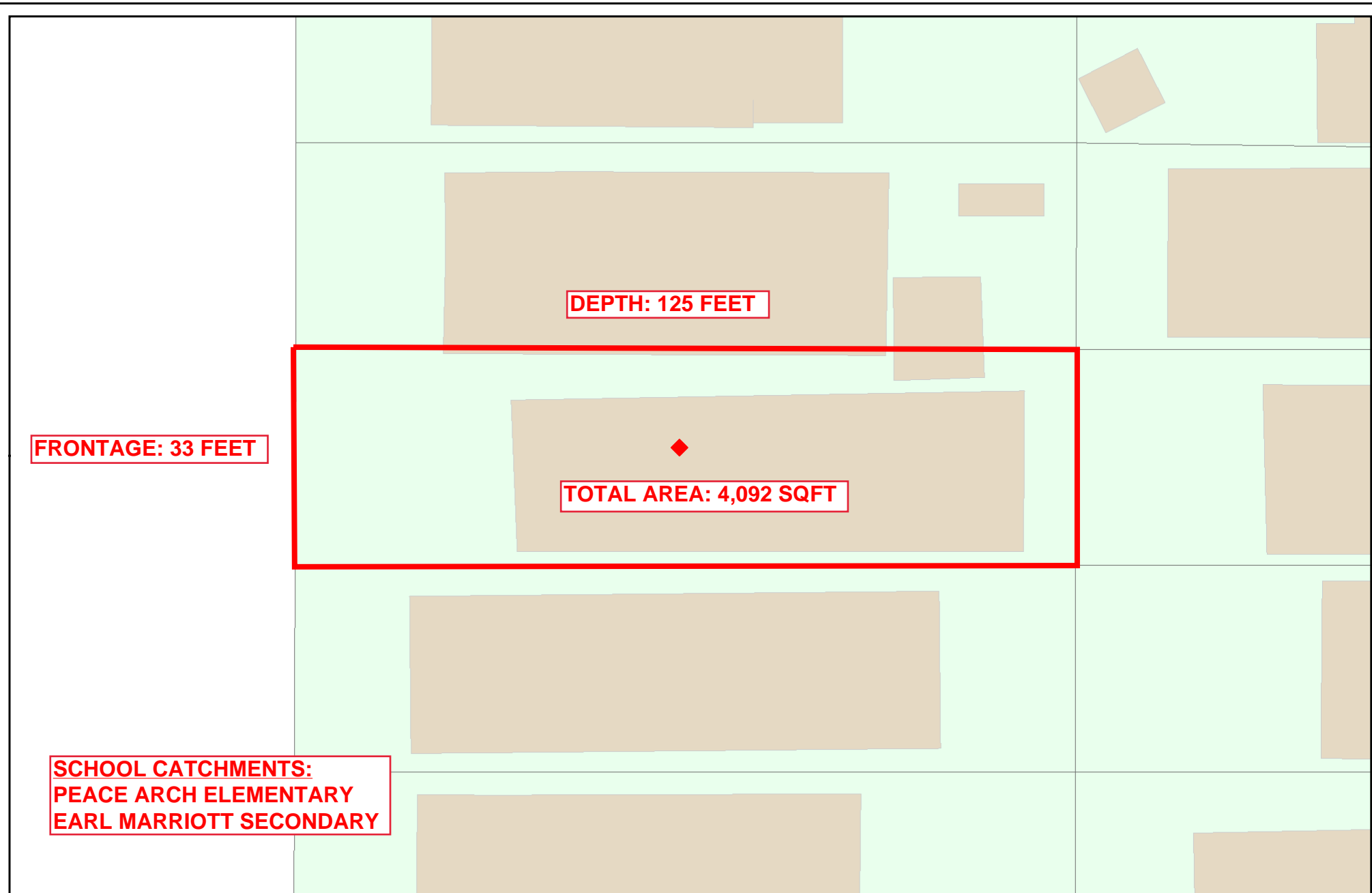
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Scale: 1:250



Map created on: 2018-04-07





**SCHOOL CATCHMENTS:  
PEACE ARCH ELEMENTARY  
EARL MARRIOTT SECONDARY**

872 Habgood Street

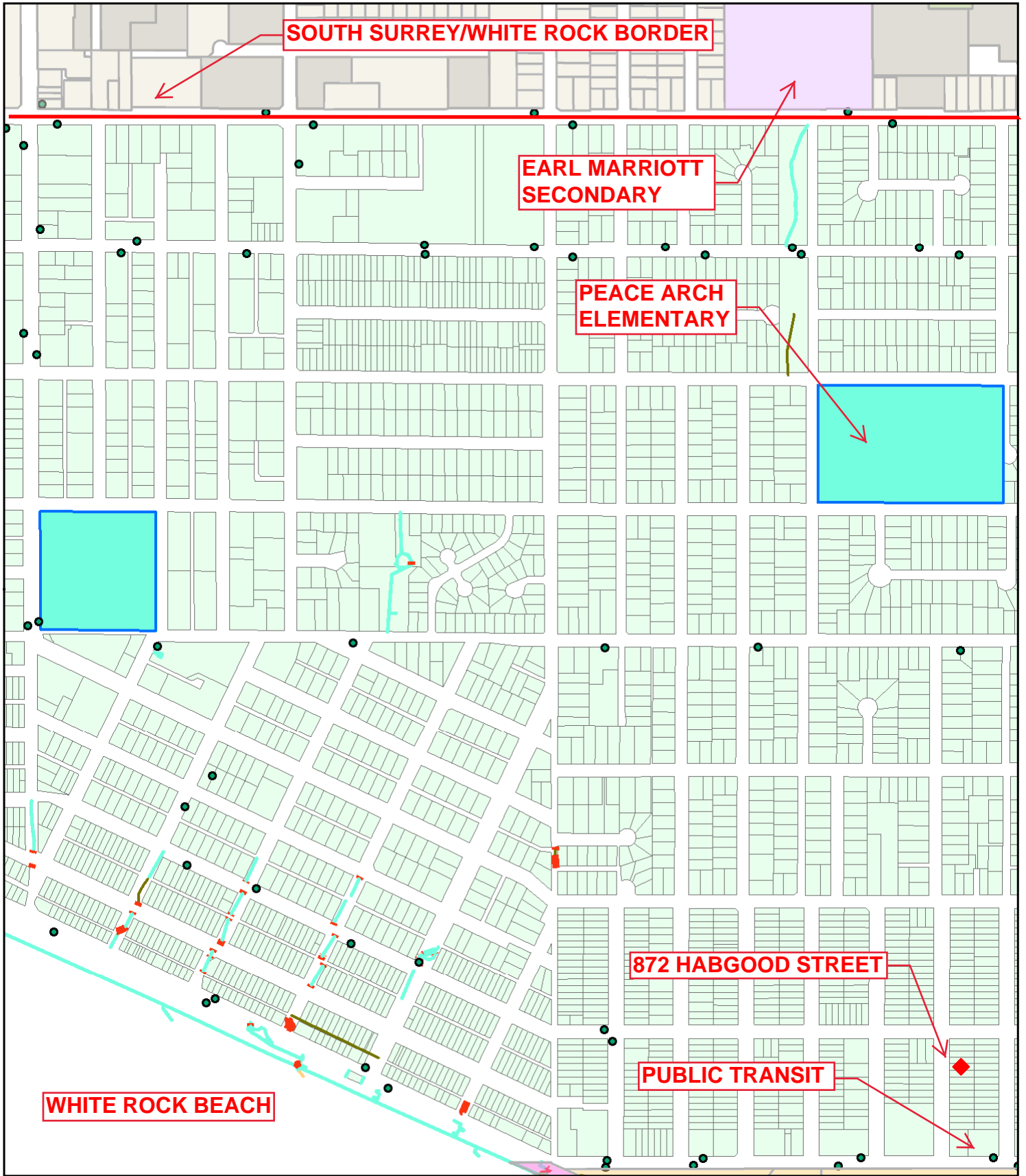
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Scale: 1:250



Map created on: 2018-04-07





### 872 Habgood Street

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Scale: 1:8,000

Map created on: 2018-04-08



## 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.



North Bluff Rd. / 16th Ave.



# Legend

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



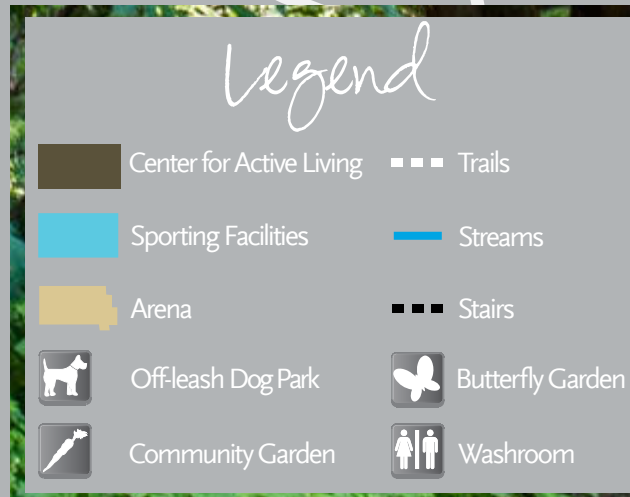
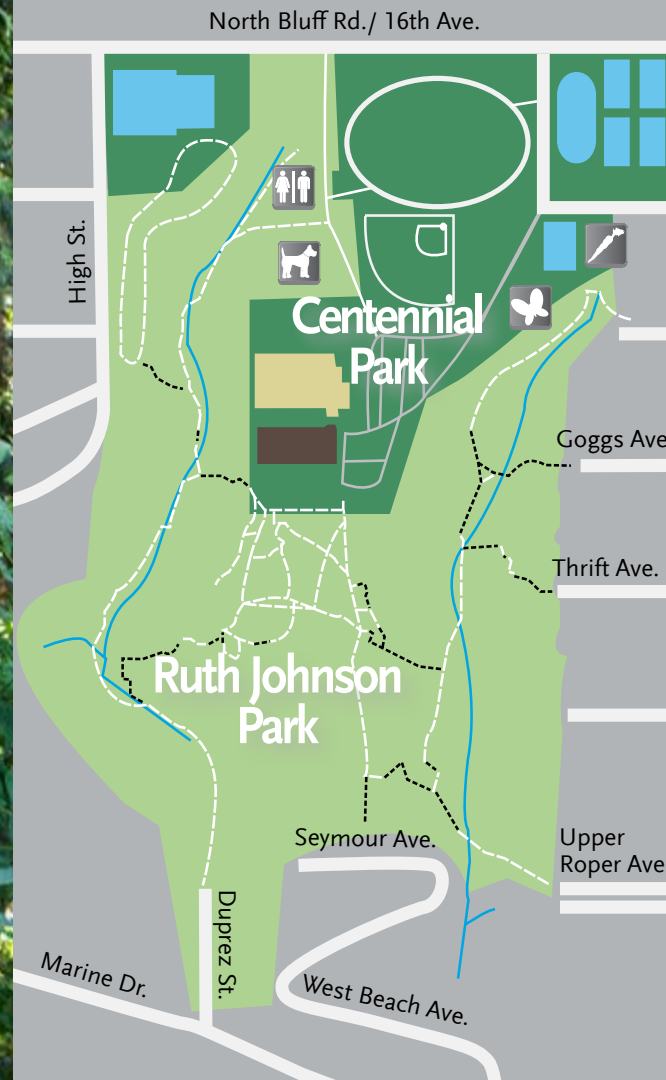
★ map is not to scale

**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



**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             |

# 2020-21 Boundary Catchment

