











Presented by:

Beebe Cline - PREC

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



Active
R2547020

Board: F
House/Single Family

15539 COLUMBIA AVENUE

South Surrey White Rock
White Rock
V4B 1K5

Residential Detached

\$2,499,000 (LP)

(SP)



Sold Date: Frontage (feet): **30.00** Original Price: **\$2,499,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2015**
Depth / Size: **117** Bathrooms: **4** Age: **6**
Lot Area (sq.ft.): **3,510.00** Full Baths: **3** Zoning: **RS-3**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$10,016.21**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-189-917**
Tour: **Virtual Tour URL**

View: **Yes: White Rock Beach & Mnt Baker**

Complex / Subdiv: **White Rock Beach**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Metal, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen: **Full** Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **1blk** Dist. to School Bus: **3 Blks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 20 BLOCK 7 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 488**

Amenities: **Garden, Guest Suite, In Suite Laundry, Independent living**

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Pantry, Security System, Sprinkler - Fire, Vacuum - Built**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	21'0 x 19'7	Main	Laundry	8'8 x 7'7	Below	Living Room	21'10x 13'0
Above	Dining Room	15'6 x 8'7			x	Below	Laundry	12'11x 7'6
Above	Kitchen	16'10 x 12'6			x			x
Above	Pantry	5'11 x 5'6			x			x
Above	Office	12'0 x 10'0			x			x
Main	Master Bedroom	17'11 x 13'0	Below	Media Room	17'0 x 11'10			x
Main	Walk-In Closet	7'4 x 5'0	Below	Walk-In Closet	7'3 x 3'7			x
Main	Walk-In Closet	5'0 x 3'4	Below	Bedroom	14'0 x 8'4			x
Main	Bedroom	11'5 x 10'4	Below	Walk-In Closet	9'6 x 3'6			x
Main	Bedroom	12'11 x 9'8	Below	Bedroom	11'5 x 10'4			x
Finished Floor (Main):	1,238	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,266	# of Kitchens: 1	1	Main	5	Yes	Barn:	
Finished Floor (Below):	1,238	# of Levels: 3	2	Main	3	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: Legal Suite	3	Above	2	No	Pool:	
Finished Floor (Total):	3,742 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:	21x20'8
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5			No	Grg Dr Ht:	7'
Grand Total:	3,742 sq. ft.	Basement: Full, Separate Entry	6			No		
			7			No		
			8			No		

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

Fabulous ocean views from the living spaces. View the shores of White Rock beach & lights on Blaine harbor & Mnt Baker & Semiahmoo peninsula in the evenings. Built in 2015. Radiant heated floors, custom blinds, large kitchen w/ island, pantry, BBQ deck, office, dining rm & living rm w/ nat gas fireplace. Sliders open to glass railed open & covered deck, direct South at 403 sqft expanding living space. Master bdrm level w/ his & hers closets, gorgeous ensuite, private deck, laundry + 2 more bdrms & dbl garage access. Below: soundproofed media rm & 2 bdrm fully appointed ocean view legal suite w/ private access, patio & garden. Lane access to dbl garage w/ 2 parking on driveway. Below tenant parks on Columbia. Low maintenance lock & go home. Upstairs tenanted until April 1/21.



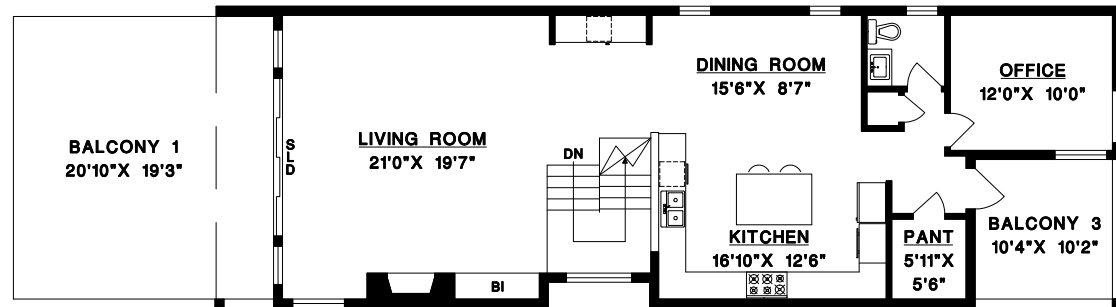
BEEBE CLINE

BUS: 604-531-1909

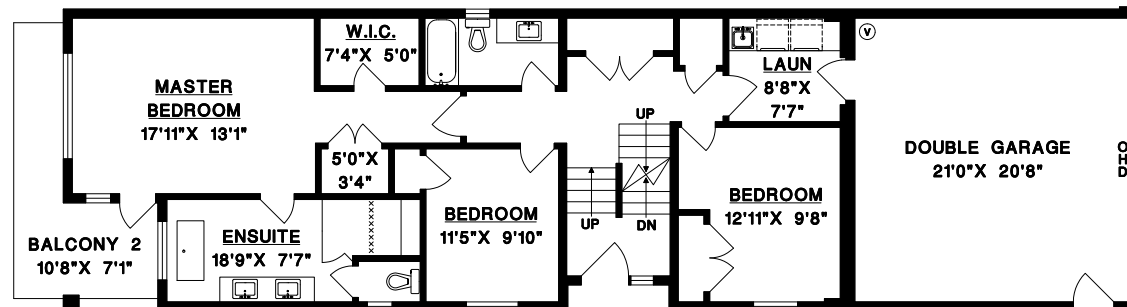
CEL: 604-830-7458

www.whiterocklifestyles.com

15539 COLUMBIA AVENUE,
WHITE ROCK, B.C.



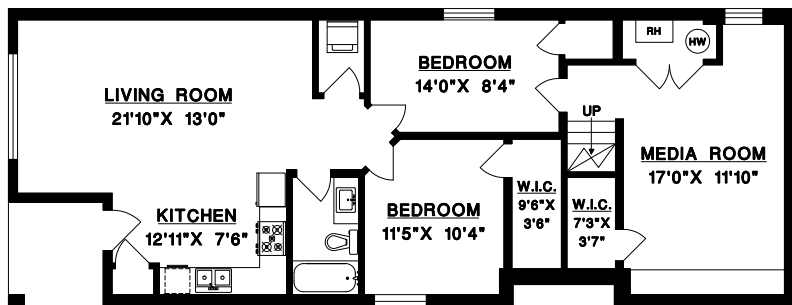
UPPER FLOOR



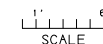
MAIN FLOOR

UPPER FLOOR	1266	SQ. FT.
MAIN FLOOR	1238	SQ. FT.
LOWER FLOOR	1238	SQ. FT.
FINISHED AREA	3742	SQ. FT.

GARAGE	481	SQ. FT.
BALCONY 1	403	SQ. FT.
BALCONY 2	125	SQ. FT.
BALCONY 3	105	SQ. FT.



LOWER FLOOR



DRAWN BY: CN
DATE: FEBRUARY 2018
REVISED:





THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

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: Capital PERMIT No.: 13.170
ADDRESS: 15539 Columbia Ave SHEET No.: _____
TYPE OF INSPECTION: Final DATE: MAR 5/15
AREA OF INSPECTION: SFD & Site

Building occupancy & Final

Approved

SIGNATURE: _____

INSPECTOR: 

DATE: _____

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

BC Housing - New Homes Registry

Search Again

1 new home found where Street contains "15539 columbia" AND Unit type is "Single unit"

White Rock, 15539 Columbia Avenue

Click on the address for more details

Registered with home warranty insurance.

([https://lims.bchousing.org/LIMSPortal/\(S\(roygnz53ksl0lk52lqrq0hif\)\)/registry/Newhomes/Default.aspx#](https://lims.bchousing.org/LIMSPortal/(S(roygnz53ksl0lk52lqrq0hif))/registry/Newhomes/Default.aspx#))

Builder: Capital Homes Ltd.

Visit the Builder Registry ([https://lims.bchousing.org/LIMSPortal/\(S\(roygnz53ksl0lk52lqrq0hif\)\)/registry/Licence](https://lims.bchousing.org/LIMSPortal/(S(roygnz53ksl0lk52lqrq0hif))/registry/Licence)) for more builder information.

Builder's Warranty Number: 00000070

Warranty Commencement Date: 2015/Mar/14

Warranty Provider: Travelers Insurance Company of Canada

Phone: 604-682-3095

Website: www.travelersguarantee.com (<http://www.travelersguarantee.com/>)

Address: 15539 Columbia Avenue, White Rock BC

Legal Description: LOT 20 BLOCK 7 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 488

PID: 002-189-917

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.

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION
SHOWING CONSTRUCTED FORMS ON LOT 20
BLOCK 7 SECTION 11 TOWNSHIP 1
NWD PLAN 488**

PID: 002-189-917

CIVIC ADDRESS :

15539 - COLUMBIA AVENUE
WHITE ROCK, B.C.

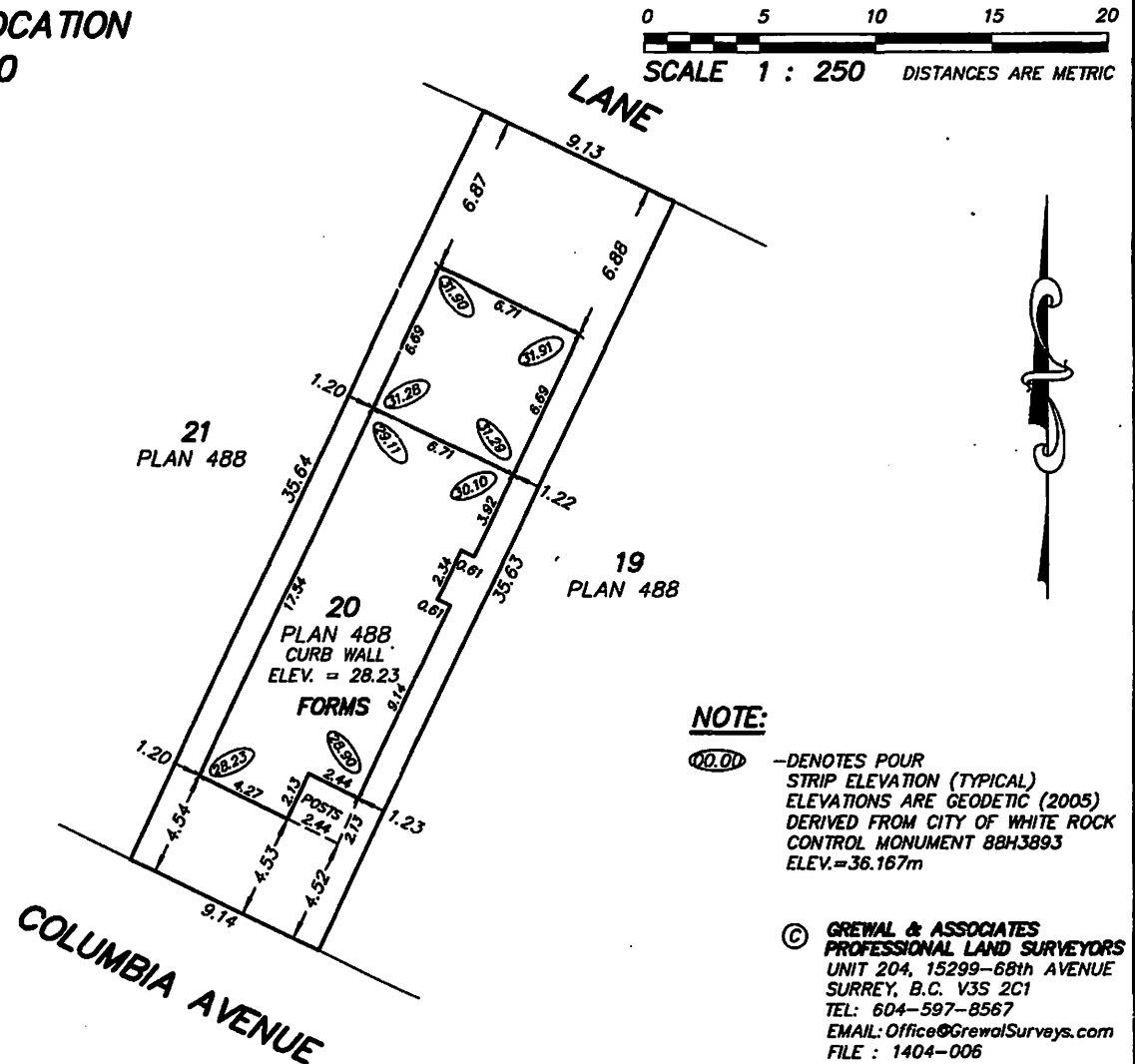
Lot dimensions and clearances according to
Field Survey.

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 16th DAY OF APRIL, 2014.


LAKHOT S. GREWAL B.C.L.S.

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



NOTE:

(00.00) - DENOTES POUR
STRIP ELEVATION (TYPICAL)
ELEVATIONS ARE GEODETIC (2005)
DERIVED FROM CITY OF WHITE ROCK
CONTROL MONUMENT 88H3893
ELEV.=36.167m

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1404-006
DWG : 1404-006 CE

WHITE ROCK

My City by the Sea!

Subtrades List

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockbc.ca

NAME OF CONTRACTOR: JESSIE SAHOTA PHONE: 604 671-7788
JOB ADDRESS: 15539 COLUMBIA AVE
PERMIT #: 87-170 DATE OF ISSUE: _____
TYPE OF CONSTRUCTION: _____

TRADE (SUB)	SUB-CONTRACTOR	ADDRESS	PHONE #
EXCAVATING	DUELLETTE BROS	PO BOX 303 LANGLEY	604 240 0119
CONCRETE FOUNDATIONS	WHITE HAWKS CONCRETE	4327 CANNAN DR	604 649 6730
DRAIN TILE/SEWER	DUELLETTE BROS EX	PO BOX 303 LANGLEY	604 240 0119
FRAMING	BRAD BROWN	17284 - 61A AVE	604 722 2688
MASONRY - GLASS BLOCK	PARNAM STONES	13865 FALKIRK DR	778 895 7801
ROOFING	TRY BEST ROOFING	8856 - 132 ST	604 338 9035
ROOFING FLASHING	TRY BEST ROOFING	8856 - 132 ST	604 338 9035
INSULATION	STARLINE INSULATION	6767 - 147A ST	604 729 7201
RE-BAR PLACEMENT	LEHAL DAM PROOFING	8227 - 15678 82A AVE	604 572 7692
PLUMBING	MBBS PLUMBING	13859 - 66 AVE	604 779 8427
ELECTRICAL	SHARP ELECTRICAL	8227 - 158 ST	778 895 8070
DAMP PROOFING	LEHAL DAM PROOFING	15678 - 82 AVE	604 572 7692
DRYWALL Installer	NIAGRA DRYWALL	14114 - 129 B ST	604 722 8781
DRYWALL Taper	NIAGRA DRYWALL	14114 - 129 B ST	604 722 8781
TEXTURED CEILING	N/A		
STUCCO APPLICATION	DOSAMTH STUCCO	13489 - 80 AVE	604 760 8135
STUCCO WIRE	DOSAMTH STUCCO	13489 - 80 AVE	604 760 8135
VINYL DECKING	N/A		
EXTERIOR FINISH	LONG STAR EXTERIORS	PO BOX 1127 ALDER GROVE	604 617 5589
GAS FITTER	MBBS PLUMBING	13859 - 66 AVE	604 779 8427
FENCING	N/A		
ELEVATOR INSTALLER	N/A		
SPRINKLER SYSTEM	NEUTECH FIRE PROTECT	14889 - 74 AVE	778 999 7854
HEATING/VENTILATION INSTALLER	MBBS PLUMBING	13859 - 66 AVE	604 779 8427
POOL CONTRACTOR	N/A		
IRRIGATION SYSTEM	N/A		
AIR CONDITIONER INSTALLER	N/A		
VINYL SIDING/WOOD SIDING	N/A		
GUTTERS-DOWNPIPES	WEATHER CUTTERS	7195 - 184 ST	604 574 1985
SOFFITS	DANIEL GOGELIN	15120 PROSPECT AVE	604 531 4232
SKYLIGHTS Installer	N/A		
CARPETING Installer	EXCLUSIVE FLOORS	5530 PANO RAMA DR	604 575 9550
CABINET Installer	GKB WOODCRAFT	20-8528-123 ST	604 590 3413
COUNTERTOP Installer	SUM STONE	7742 - 134 ST	778 858 0789
INTERIOR FINISH-CARPENTER	TIM FRIESEN	1878 QUEEN ST ABN	604 835 8864
CLOSETS	RAHUL GLASS	184 - 8655 - 130 ST	604 596 2651
SHOWER ENCLOSURE	MJD GLASS	45734 VANCE ROAD	604 897 4236
CERAMIC TILE	A-TILES	8326 - 156 ST	604 836 8326
PAINTING	JANIS PAINTING	16703 - 127A ST	604 716 8921
FIREPLACE	ENCORE FIREPLACES	27012 - 18 AVE	604 318 2252
VACUUM SYSTEMS	NU TACH ALARMS	13095 - 73 AVE	604 761 0712
GUARD RAILS-EXTERIOR	CAPITAL SAFETY RAILING	141-13025-84 AVE	604 596 8888
GUARD RAILS-INTERIOR	MJD GLASS	45734 VANCE ROAD	604 897 4236
INTERCOMS/SECURITY	NU TACH ALARMS	13095 - 73 AVE	604 761 0712
AUDIO VISUAL SYSTEM	N/A		
BLACKTOP/PAVING	PLANET PAVING	8621 TULSY CRESNT	604 593 5295
LANDSCAPING	BLINDOR LANDSCAPING	70046 - 24 AVE	604 574 5011

NOTE: TO BE COMPLETED IN FULL AND RETURNED
TO THE PERMITS & LICENCES DEPARTMENT
BEFORE FINAL INSPECTION FOR OCCUPANCY
APPROVAL.

THE ABOVE INFORMATION IS TRUE & CORRECT TO
THE BEST OF MY/OUR BELIEF.

SIGNED: Jessie Sahota
FOR: JESSIE SAHOTA
BUILDING CONTRACTOR



W R O M S

City of White Rock Mapping Online System



15539 Columbia 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: 2018-02-06

WHITE ROCK
My City by the Sea!



SCHOOL CATCHMENTS:
WHITE ROCK ELEMENTARY
EARL MARRIOTT SECONDARY

LOT AREA: 3,510 SQFT

DEPTH: 117 FEET

FRONTAGE: 30 FEET

COLUMBIA LN

ASH ST

COLUMBIA AVE

15539 Columbia Avenue

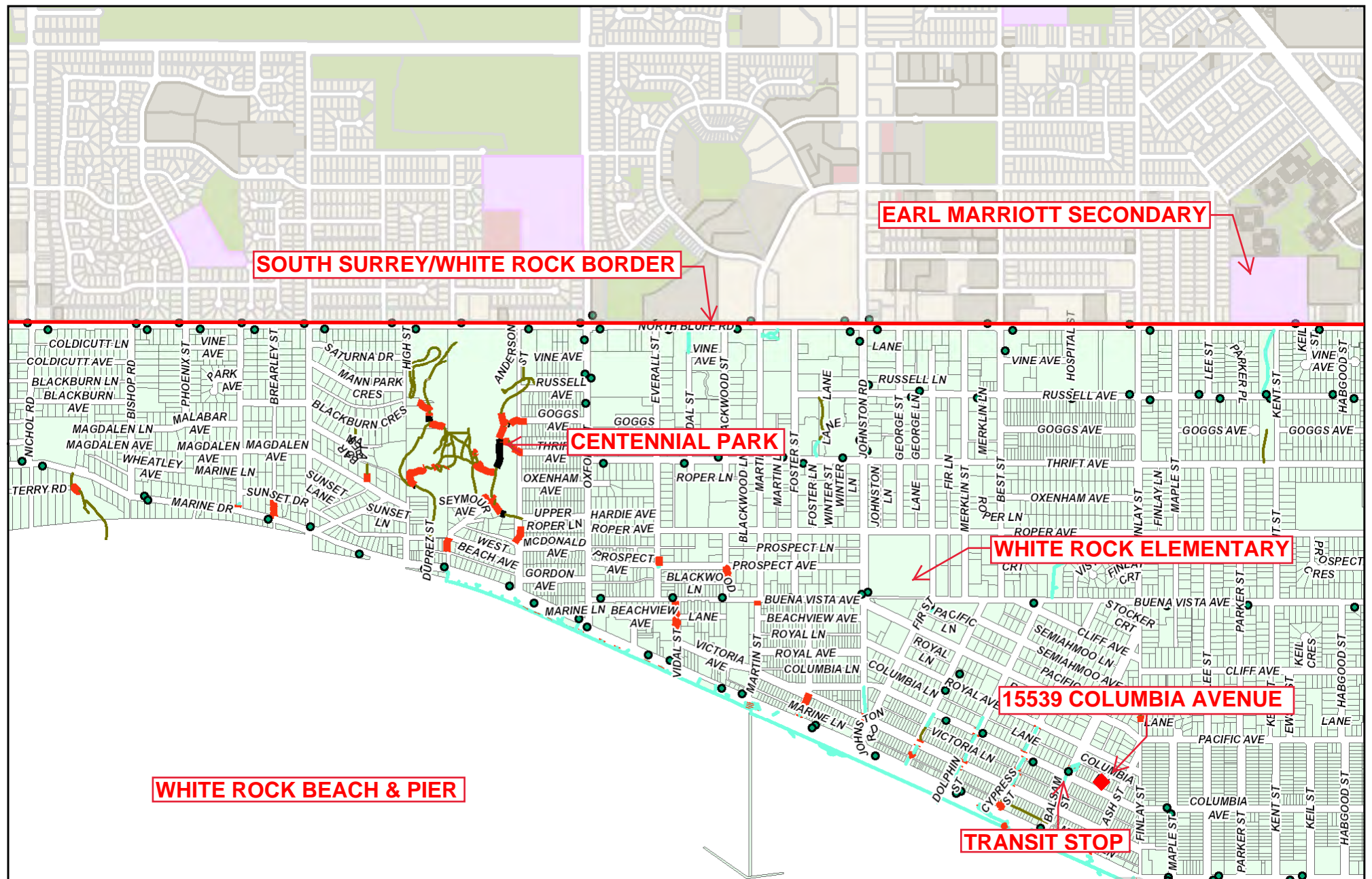
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Scale: 1:500



Map created on: 2018-02-06

WHITE ROCK
My City by the Sea!



15539 Columbia Avenue

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Scale: 1:15,000



Map created on: 2018-02-06

WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

- Legend:

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



WHITE ROCK

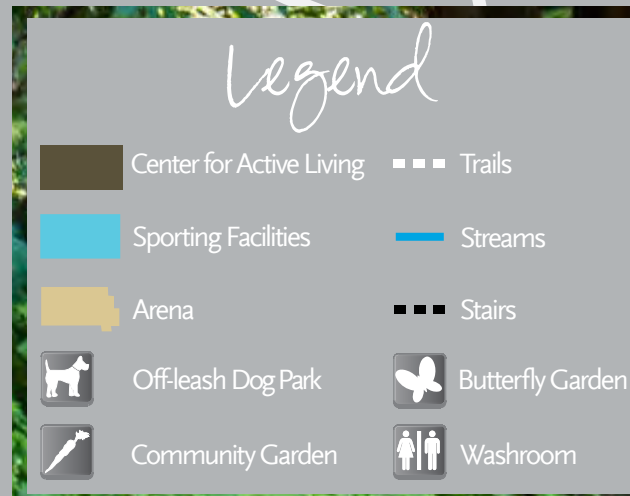
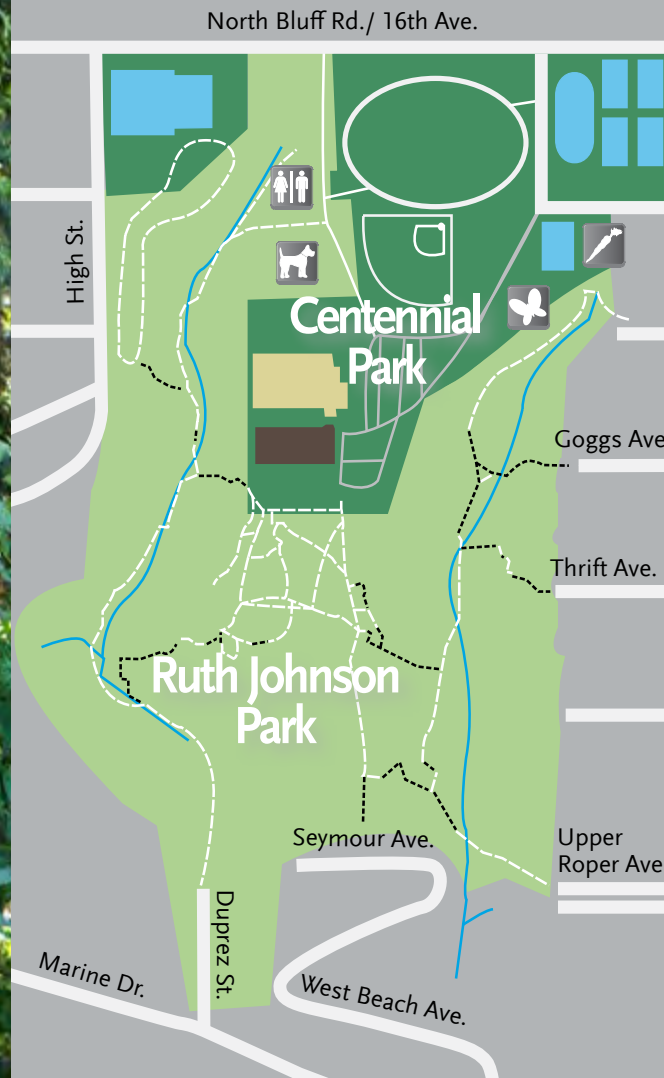
Our City by the Sea!

★ 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

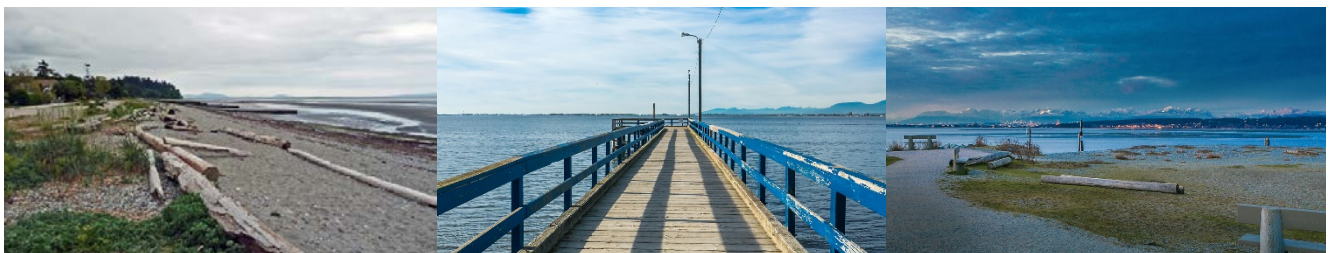
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the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

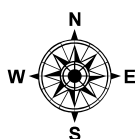


East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and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





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