















Presented by:

Beebe Cline - PREC

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



Active R2642136

Board: F House/Single Family **15523 COLUMBIA AVENUE**

South Surrey White Rock White Rock

V4B 1K5

Lot Area (acres): 0.08

Residential Detached

Tax Inc. Utilities?: No

\$1,738,000 (LP)

(SP) M



Original Price: \$1,788,000 If new, GST/HST inc?: Sold Date: Approx. Year Built: 1950 Meas. Type: **Feet** Bedrooms: Frontage(feet): 30.00 3 Age: **72** Bathrooms: Zoning: RS-3 Frontage(metres): 9.14 Full Baths: 2 Depth / Size: Half Baths: Gross Taxes: \$6,358.94 117 1 Lot Area (sq.ft.): **3,510.00** Rear Yard Exp: North For Tax Year: 2021

Flood Plain: Tour:

P.I.D.:

View: Yes: Panoramic Ocean View

Complex/Subdiv: White Rock Hillside

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood

Exterior: booW

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: 0 R.I. Fireplaces:

Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt Total Parking: 2 Covered Parking: 0 Parking Access: Front, Lane

Parking: Open, Visitor Parking

Driveway Finish: Concrete

Dist. to Public Transit: 1 Blk Dist. to School Bus: 4 Blks Land Lease Expiry Year:

Maint. Fee:

002-958-759

Title to Land: Freehold NonStrata

2011 Property Disc.: Yes

Fixtures Leased: No :tenanted property up and down

Fixtures Rmvd: No :tenanted property up and down

Tile, Vinyl/Linoleum, Wall/Wall/Mixed Floor Finish:

Legal: LOT 24 BLOCK 7 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 488

In Suite Laundry Amenities:

Site Influences: Central Location, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Reno. Year:

Rain Screen:

R.I. Plumbing:

Metered Water: Yes

Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm, Stove Features:

Finished Floor (Main):	857	Floor	Туре	Dimensions	Floor	Туре	Dimensions	Bathro	oms
Finished Floor (Above):	384	Above	Loft	24'0 x16'0			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17'4 x9'7			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	13'8 x11'5			x	Below	3
Finished Floor (Basement):	600	Main	Living Room	13'8 x12'8			x	Main	2
Finished Floor (Total):	1,841 sq. ft.	Main Main	Master Bedroom Bedroom	15'0 x10'0 10'0 x8'4			X X		
Unfinished Floor:	0	Main	Laundry	7'0 x4'10			X		
Grand Total:	1,841 sq. ft.	Below	Living Room	16'0 x7'0			x		
		Below	Kitchen	9'6 x7'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'0 x9'7			x		
				x			x		
Suite: Unauthorized Suite				X			x		
Basement: Separate Entry				X			X		
		Manuf Type:		Registered	in MHR?:	PAD Rer	ntal:		

CSA/BCE:

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

of Levels: 3

of Rooms: 10

MHR#:

ByLaw Restrictions:

Crawl/Bsmt. Height:

of Kitchens: 2

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Lot: 30/117 at 3,510 sqft spectacular Ocean View property sits high, view is Panoramic South over ocean & Semiahmoo Bay towards Blaine, Mount Baker view also avail. Lane access is north of Columbia. Currently a revenue home, 2 separate units, both have their own laundry. Good long term tenants would like to stay, month-to-month arrangement. Home offers 3 bedrooms & 2.5 bath, 2 kitchens at 1,841 sqft. Brochure is available on paragon & website with full description of the property. Both coveted schools, school catchments: Semiahmoo Secondary w/ IB Program & White Rock Elementary w/ the fine arts program. Please respect the privacy of the tenants. No walking the property without scheduled showings with tenants approval. Covid protocol please. Email offers to bcline@shaw.ca.

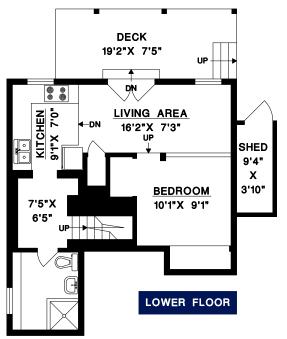


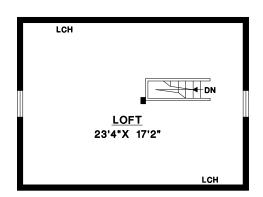
BEEBE CLINE

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



15523 COLUMBIA AVENUE, WHITE ROCK, B.C.





LOFT

* LOFT	4 4 9	SQ.FT.
MAIN FLOOR	896	SQ.FT.
LOWER FLOOR	5 3 6	SQ.FT.
FINISHED AREA	1881	SQ.FT.

BALCONY 139 SQ.FT. DECK 142 SQ.FT. SHED 43 SQ.FT.

*Includes limited ceiling heights.









15523 COLUMBIA AVENUE				
PROPERTY COST	Amount			
List Price	\$ 1,738,000.00			
REVENUE	Monthly	Yearly		
Upstairs Suite	\$1,370.00	\$16,440.00		
Downstairs Suite	\$527.50	\$6,330.00		
TOTAL REVENUE	\$1,897.50	\$22,770.00		
EXPENSES	Monthly	Yearly		
Property Taxes	\$529.91	\$6,358.94		
Insurance	\$102.50	\$1,230.00		
Hydro & Gas	\$291.67	\$3,500.00		
Water & Sewer	\$179.17	\$2,150.00		
TOTAL EXPENSES	\$ 1,103.25	\$ 13,238.94		

^{*} Expenses are based on estimated figures only and should be verified if deemed important

^{**} Current tenants are month-to-month (rent increase effective April 1, 2022)

15523 Columbia Avenue Information Regarding Rebuild

*** All measurements are approximate. The city zoning site does not list the actual site area. Must have surveys for accurate site coverage/FAR calculations.

Zone = RS-3
Site Dimensions = approx. 29.50' x 118.98'
Site Area = 3,510 S.F.
Site Coverage = 50% = 1,755 S.F.
FSR = 70% = 2,457 S.F.
*exclude basement floor and garage

Approximate Square Footage Per Floor

(these are only approximate as the design determines how large a home the finished product would be.)

Basement Floor 1300 S.F.

Main Floor 1300 S.F.

Upper Floor 1150 S.F.

Total = 3,750 S.F.

Plus 2 Car Garage 420 S.F

<u>Setbacks</u>

Principal:

Front = 3m (9.84')

Rear = 3m (9.84')

*Front and rear setback total may not be less than 9.0m (29.50')

Interior Sides = 1.2m (3.94')

Ancillary:

Front = Not Permitted

Rear = 1.5m (4.92')

*Front and rear setback total may not be less than 9.0m (29.50')

Interior Sides = 1.2m (3.94')

<u>Height</u>

Principal:

7.7m (25.26')

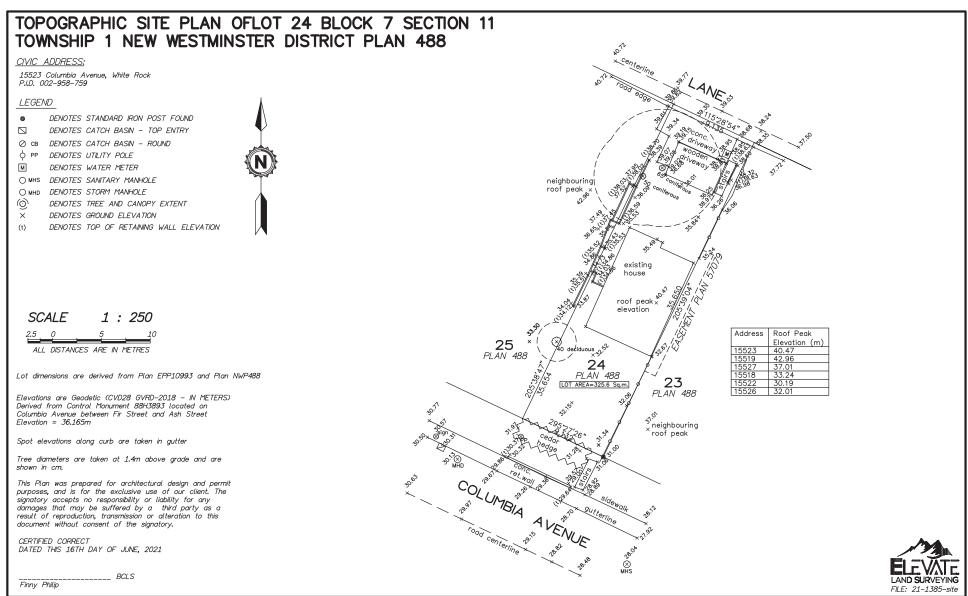
South elevation= 45 degree containment at 6.0m high

Ancillary:

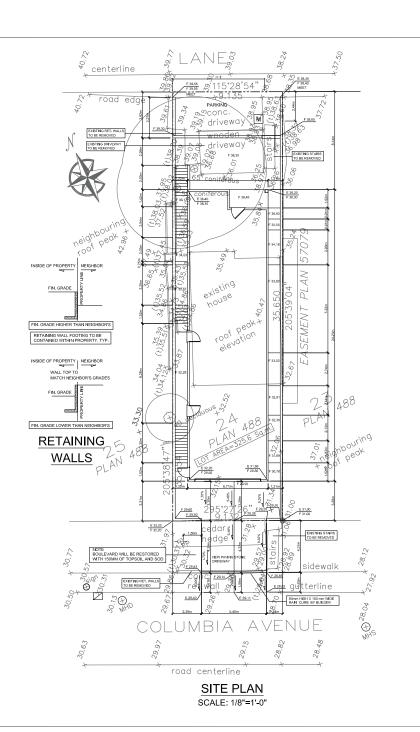
4.0m (13.12')

Building Envelope

21.62' x 89.48'



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	PF	ROJECT/ZOI	NING DATA (RS-3)			
LOT DESCRIPTION	CIVIC	IVIC 15523 COLUMBIA AVE., White Rock, BC				
	LEGAL LOT 24, BLOCK 7, SECTION 11, TOWNSHIP 1,			P 1,		
		NEW WESTMINSTER DISTRICT, PLAN 488				
LOT SIZE	ALLOWED (MIN.)		PROPOSED	PROPOSED		
			3506 S.F.			
FAR	ALLOWED: 70%		PROPOSED	69.9%		
	3505x0.7 = 2453 S.F.		SECOND FLOOR	1140 S.F.		
			FIRST FLOOR	1311 S.F.		
			TOTAL			
				2451 s.f.		
LOT COVERAGE	ALLOWE		PROPOSED	49,9%		
	3505X0.50=1752 S.F.		HOUSE	1749 S.F.		
			TOTAL	1749 S.F.		



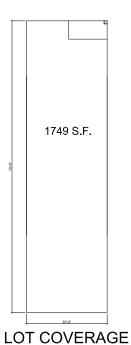
DRIVEWAY SECTION WEST SIDE SCALE: 1/8"=1'-0"



DRIVEWAY SECTION CENTER SCALE: 1/8"=1'-0"



DRIVEWAY SECTION SCALE: 1/8"=1'-0"



THIS DRAWING IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION OF TW DESIGN

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO DESIGNER SCALE: 1/8" =1'-0"

A -01

MEMBER OF THE AIBC

This drawing is a document that is the property of Plan Bleu Architecture + Interior Inc. A written approval from PBA + I is required prior to any of its use.

	REVISIONS						
No.	револитон	DATE:					

14771 OXENHAM AVE. WHITE ROCK, BC

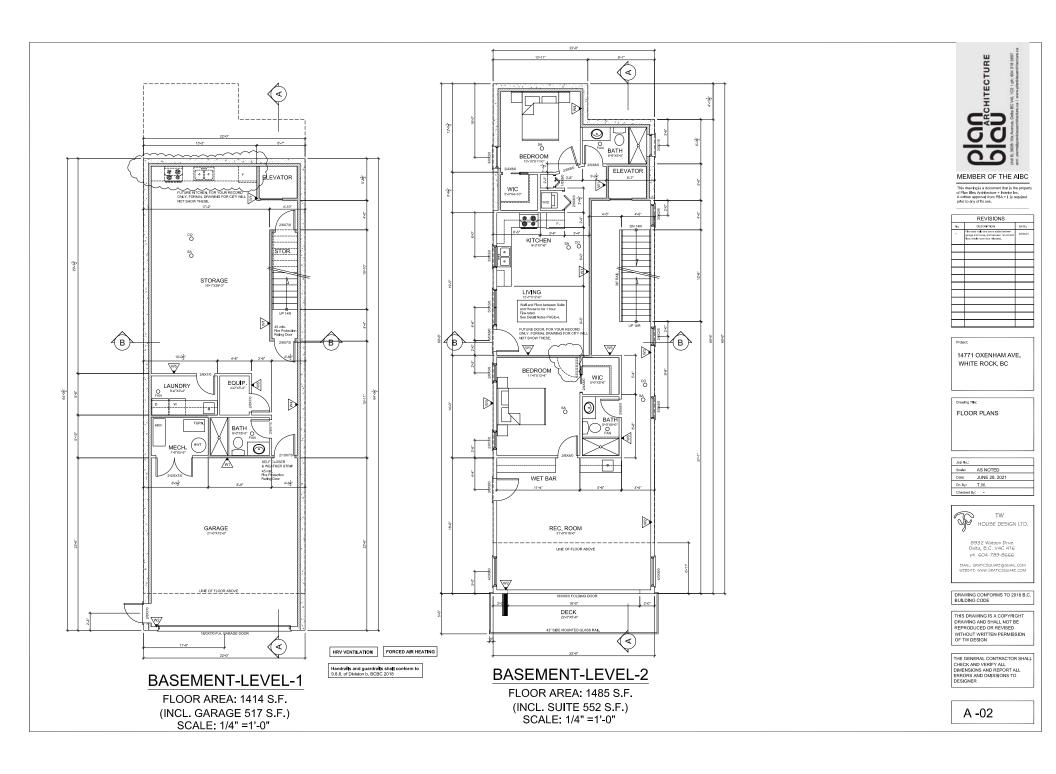
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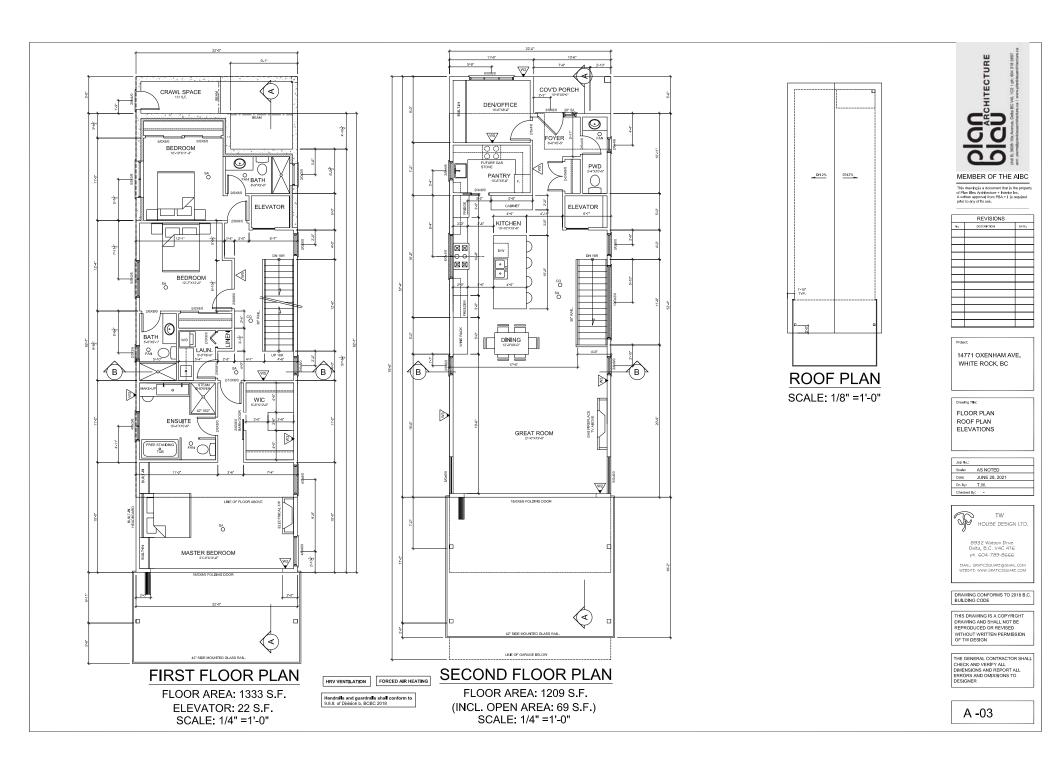
Scale: AS NOTED Date: JUNE 28, 2021

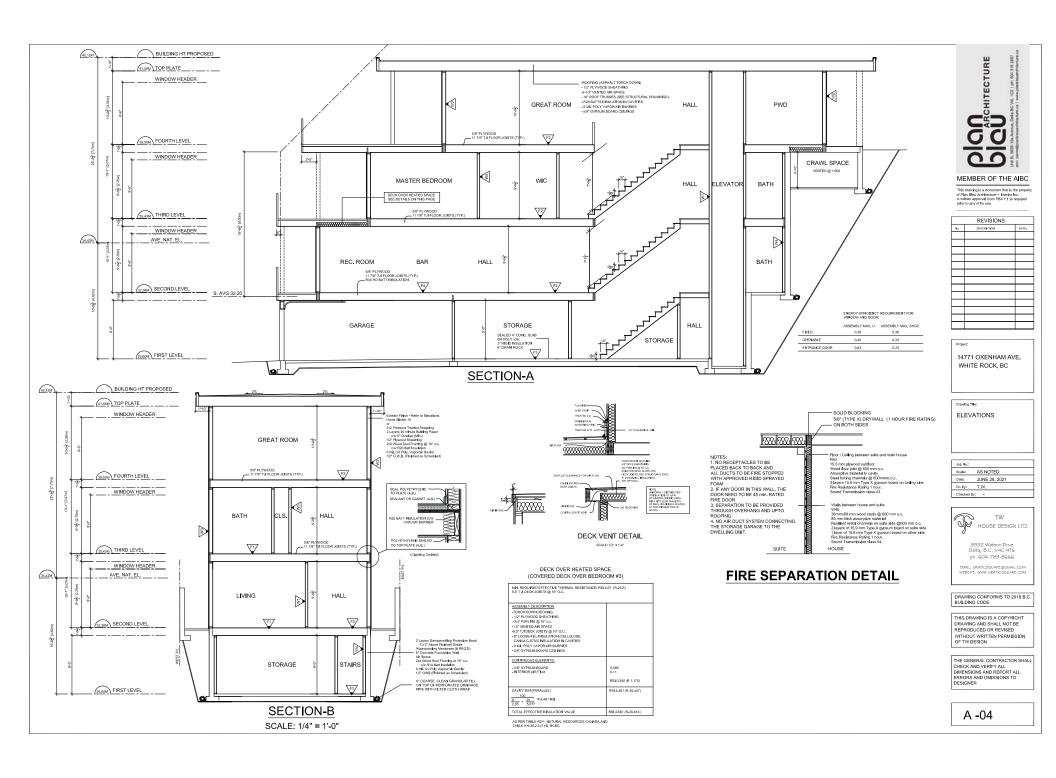


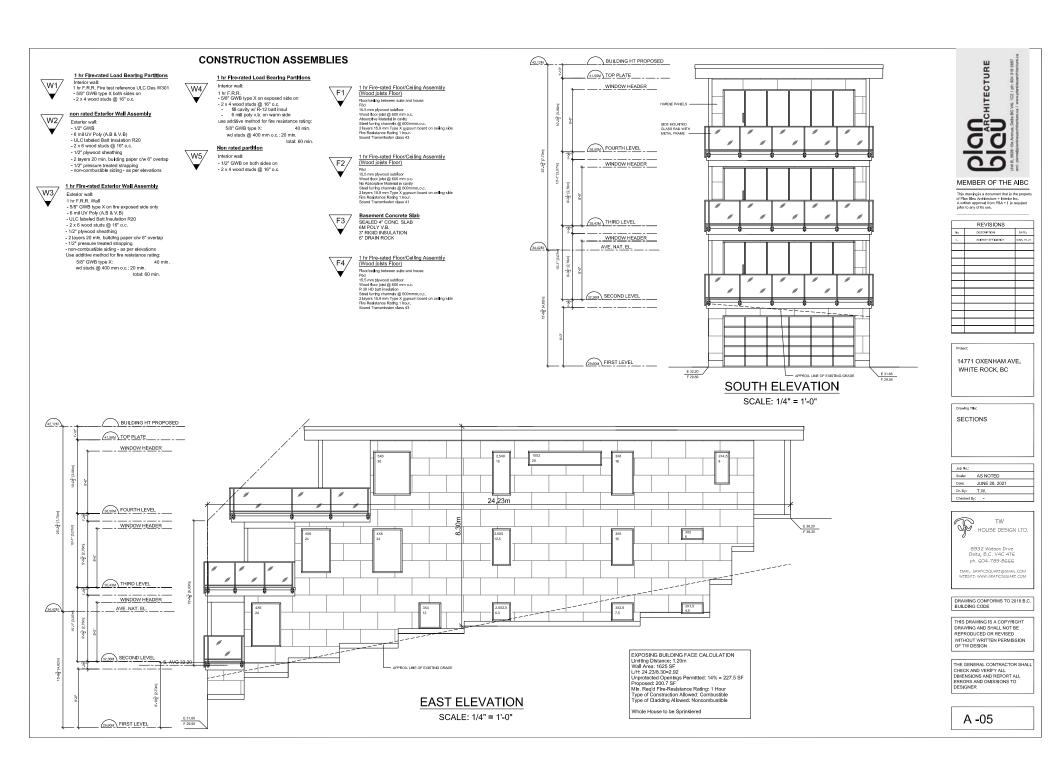
8932 Watson Drive Delta, B.C. V4C 4T6 ph. 604-789-8666

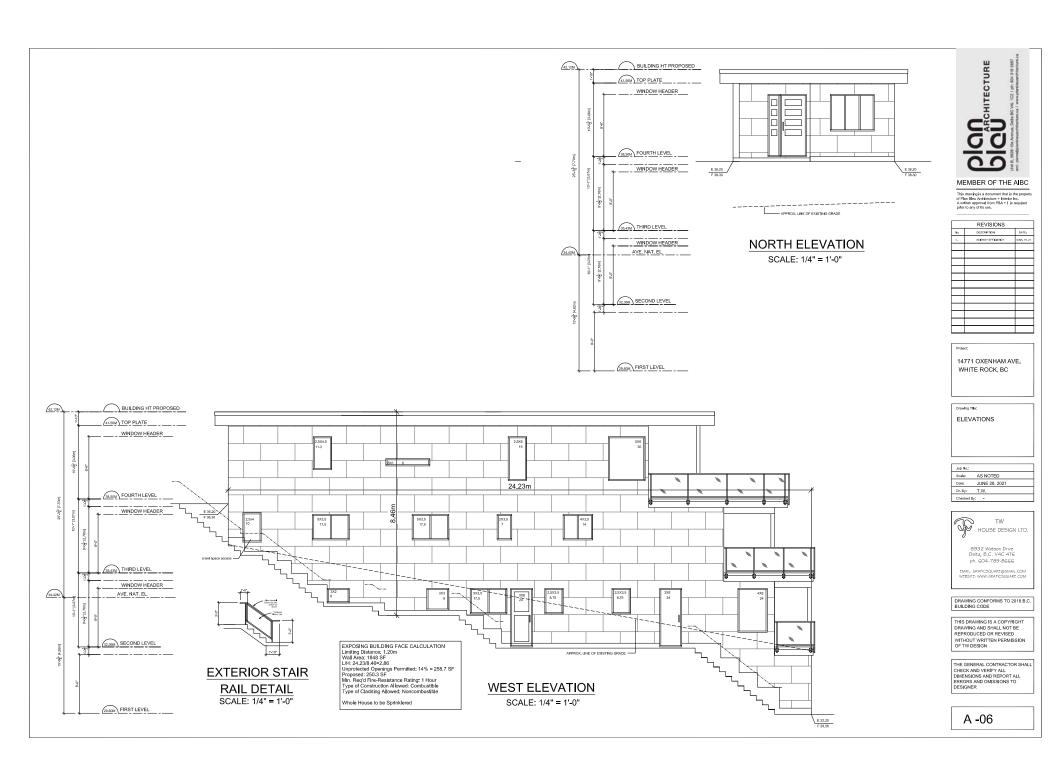
DRAWING CONFORMS TO 2018 B.C. BUILDING CODE





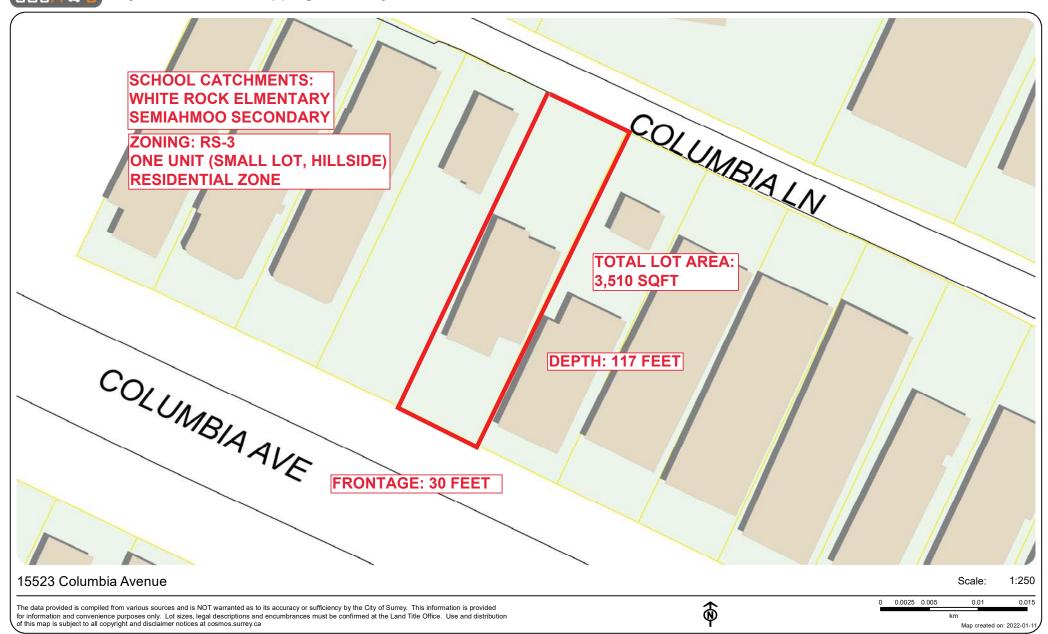








City of White Rock Mapping Online System





City of White Rock Mapping Online System



15523 Columbia Avenue Scale:

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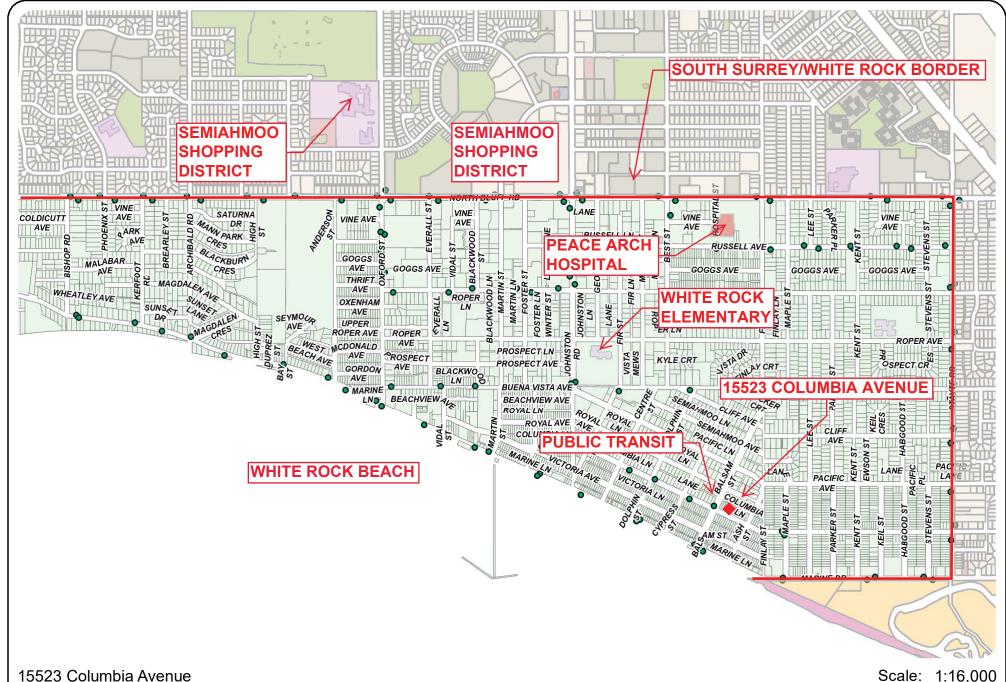
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Map created on: 2022-01-1

1:250

COSM®S

City of White Rock Mapping Online System



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0 0.1 0.2 0.4 0.6

km

Map created on: 2022-01-11

6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

6.3.1 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 bed & breakfast use in accordance with the provisions of Section 5.7.
 - e) an accessary 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.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.3.2 Lot Size:

1) The minimum *lot width, lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m ² (2,992.37ft ²)

6.3.3 Lot Coverage:

1) The maximum *lot coverage* in the RS-3 zone is 50%.

6.3.4 Floor Area:

1) maximum residential gross floor area shall not exceed 0.7 times the lot area.

6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) ancillary buildings and structures shall not exceed a height of 4.0m (13.12ft).

6.3.6 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a	3.0m (9.84ft) &	3.0m (9.84ft) &
lane or rear lot line of adjacent lot) i.e. for a	1.5m (4.92ft)	15m (4.92ft)
distance of 7.5m as per 3) below		

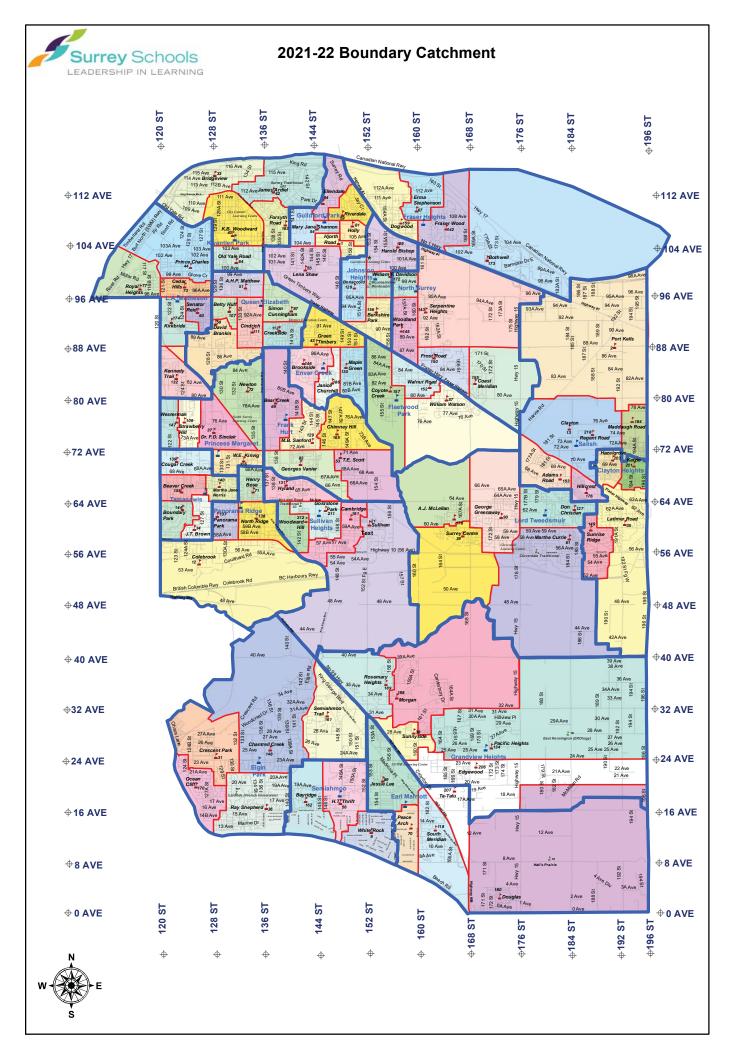
- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

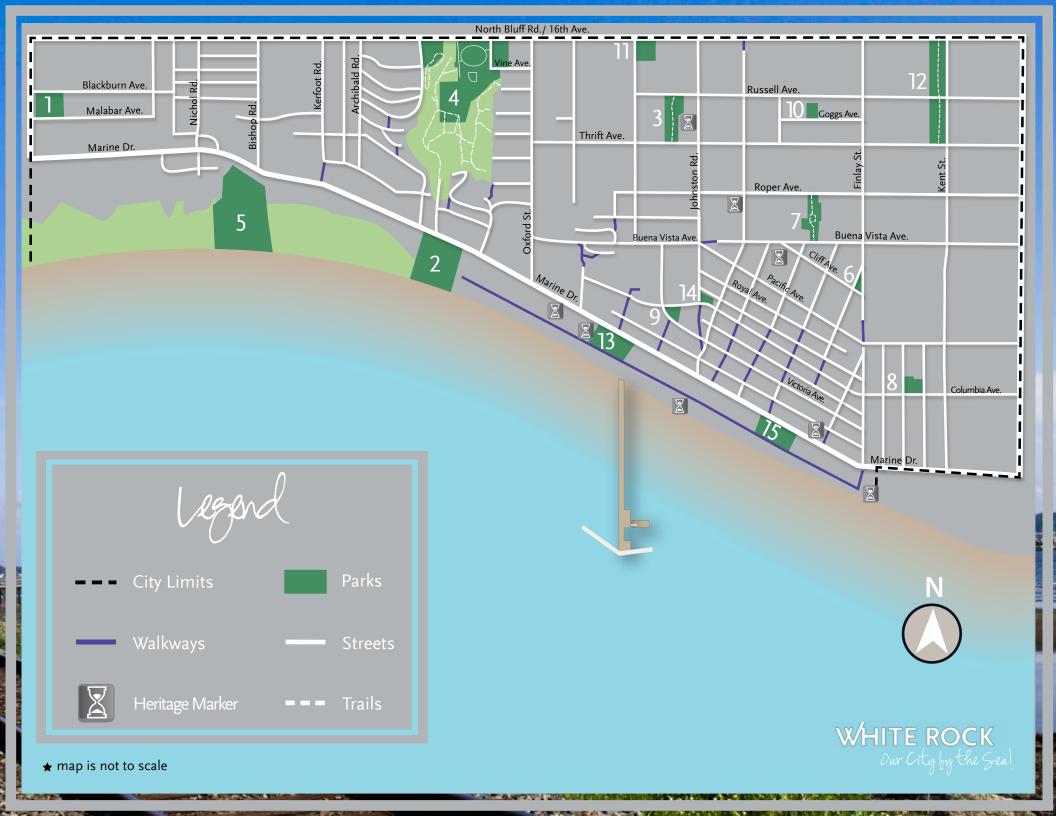
6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) ancillary buildings shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) ancillary buildings and structures shall not be located in any required front yard or exterior side yard area.
- 6.3.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

	SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019 (MOST CURRENT ON FRASER INSTITUTE WEBSITE)						
	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 Merdian 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		

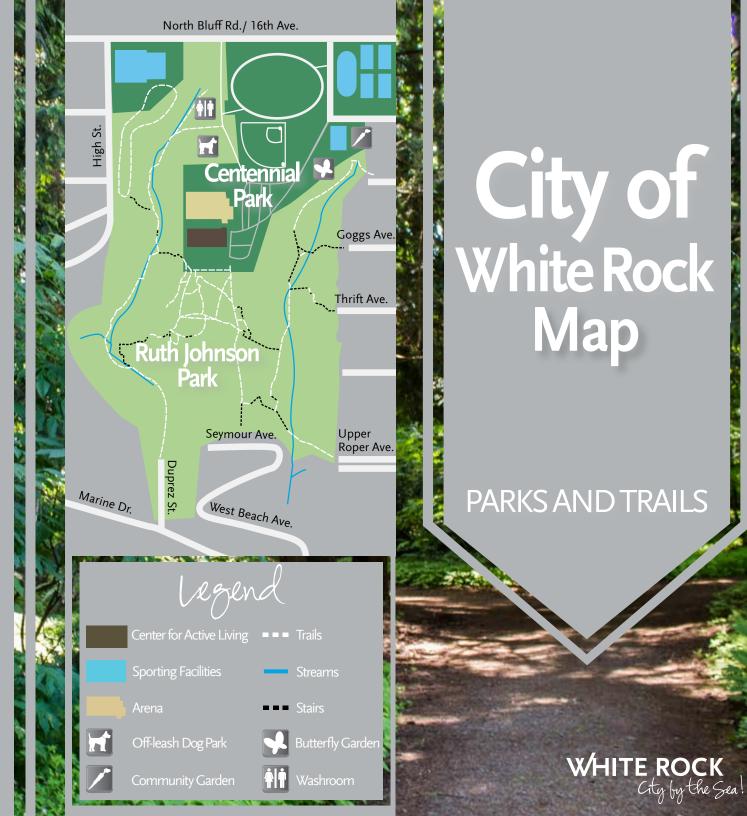




City Parks

All parks are open from dawn to dusk

- Barge Park
 13689 Malabar Avenue
- Bayview Park14586 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 Stree
- 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
- **Goggs Park** 15497 Goggs Avenue
- Hodgson Park
 15050 North Bluff Road
- Maccaud Park
 1475 Kent Street
- Memorial Park
 15300 Block Marine Drive
- 34 Stager Park 15200 Columbia Avenue
- Totem Park
 15400 Block Marine Drive



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 it's 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 it's 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.



RESIDENT PAY PARKING DECALS

Resident parking decals are available for sale to full time residents of the City of White Rock. With the parking decal residents can park for up to four hours per day at any of the City of White Rock's pay parking areas, unless posted otherwise (Marine Drive, Centennial Arena, and the City of White Rock meters around the Hospital).

Please note that all pay parking in the City of White Rock's (City owned or leased) pay parking areas is free for up to four hours for all vehicles bearing Veteran licence plates - no parking decal is required!

Purchase Requirements

In order to purchase a City of White Rock Pay Parking Decal, provide your:

- British Columbia valid driver's licence
- Current Owner's certificate of Insurance and Vehicle Licence

Both documents must show your current White Rock address. Please note, parking decals are non-refundable.

Where to Place the Decal

The City of White Rock Pay Parking Decal must be affixed to the lower inside corner of the driver's side of the windshield. The decal number is registered to your licence plate number. If you change licence plates you must register your new plates to match the decal. Contact the Finance Department to update your vehicle licence plate information finance@whiterockcity.ca or 604-541-2100.

What You Can't Do with the Decal

With the decal you are:

- Not entitled to park on streets posted as 'Permit Parking Only'
- Not valid at the "Limited Time Parking" meters at the Arena, posted as 1/2 hour short term
- Not valid in the Hospital's private parking lots
- Not valid to park on the south side of Marine Drive between Finlay Street and Stayte Road (Surrey meters)

How Long It's Valid

The decal is valid for a calendar year, January to December and is not prorated. The parking decal is \$48.00, plus GST (price as of 2020).