



14683 West Beach Avenue

14683 WEST BEACH AVENUE WHITE ROCK \$1,899,000

- Lot Size: 5,000 sqft • Frontage 56 ft/Depth 104 ft
 - Ocean View Property • Direct South Facing
- English Cottage/Bungalow 1,174 sqft, 2 Bed/2 Bath
- Located on Very Quiet, No Traffic Street with Lane Access
 - Zoning: RS-1
 - Excellent Building Site/Future Potential
 - Walk to the Pier, Shores of White Rock
- Gorgeous Centennial Park Located North of the Home with Trail • System up to 16th Avenue
 - New Roof 2016, New Sewer Main 2015 Plus Electrical & Plumbing • Updated
 - Large Sundeck • Currently Revenue Property
- School Catchments Semiahmoo Secondary & Bayridge Elementary



Beebe Cline



Office: 604.531.1909 | Cell: 604.830.7458 | bcline@shaw.ca









Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.beebecline.com
bcline@shaw.ca



Active
R2717934

Board: F
House/Single Family

14683 WEST BEACH AVENUE

South Surrey White Rock
White Rock
V4B 2T9

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,899,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**
Frontage(feet): **56.00** Bathrooms: **2** Age: **62**
Frontage(metres): **17.07** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **95/104.00** Half Baths: **0** Gross Taxes: **\$7,815.97**
Lot Area (sq.ft.): **5,000.00** Rear Yard Exp: **North** For Tax Year: **2022**
Lot Area (acres): **0.11** P.I.D.: **011-147-318** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes : Direct South Ocean View Row 3**
Complex/Subdiv: **White Rock Beach Westside**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2016**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single, Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **6 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 28 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5729**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	636	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x10'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'5 x10'4			x	Main 3
Finished Floor (Below):	538	Main	Office	13'5 x6'7			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	10'4 x9'10			x	
Finished Floor (Total):	1,174sq. ft.	Main	Storage	4'4 x3'8			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,174sq. ft.	Below	Bedroom	10'0 x7'11			x	
		Below	Bedroom	10'1 x10'1			x	
		Below	Laundry	10'10 x10'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

White Rock Ocean view, lovely location, quiet St.no traffic. Clean revenue Bungalow ,or starter home ,direct south facing on a 5000 sqft lot. Frontage 56 ft /Depth 104/95 ft, Lane access behind home to detached garage. Easy Beach access. Perfect location to build your dream home, this is Row three Ocean front. Simple access to Walking trails through Ruth Johnson Park just north of the home & above at Centennial Park, Playing fields, track, baseball diamond, fenced off-leash dog park, all-abilities playground, lacrosse box & tennis courts. Revenue home? Home will be Vacant October 1 2022. 3 bedrm /2 bath home : New Roof in 2016 New H/e Gas Furnace installed 2021 Hot water Tank new 2012 Schools: Semiahmoo Secondary ,Elementary TH Thrift *City Assessment 2022 \$1,921,600.00

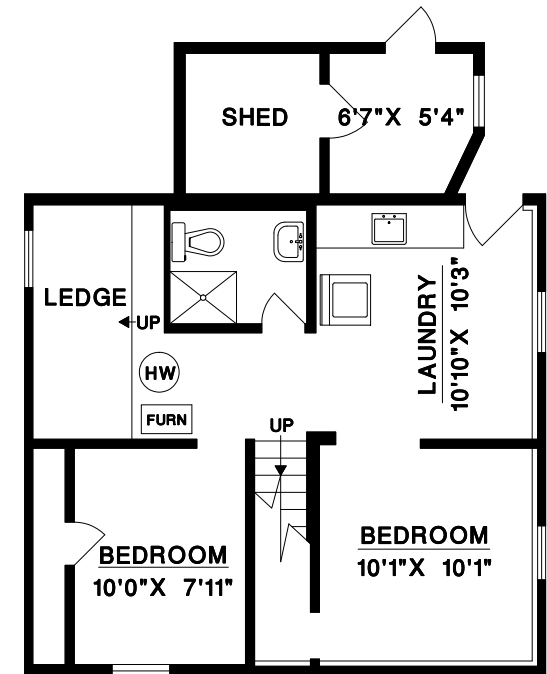
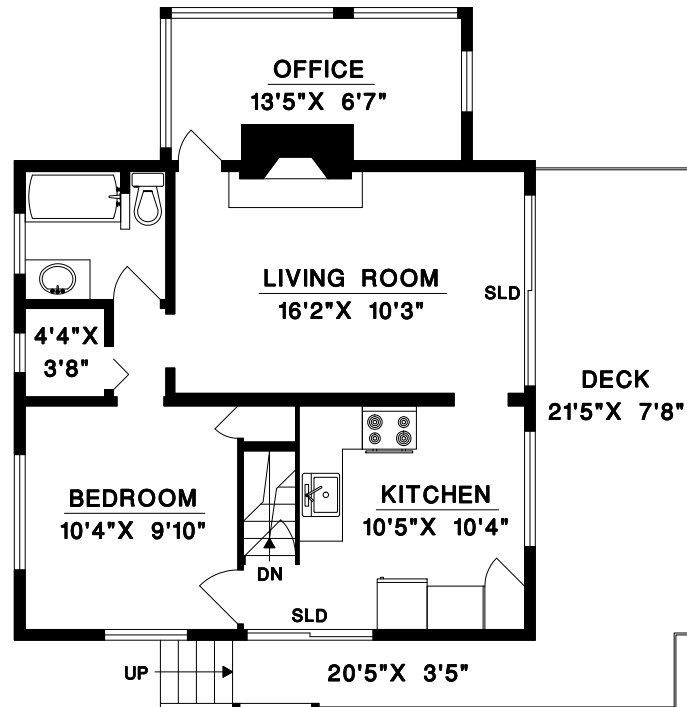
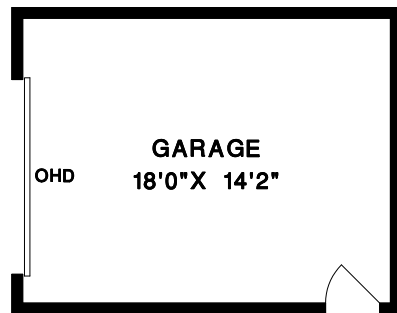
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

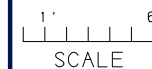
www.whiterocklifestyles.com

**14683 WEST BEACH AVENUE,
WHITE ROCK, B.C.**



MAIN FLOOR	636	SQ. FT.
LOWER FLOOR	538	SQ. FT.
FINISHED AREA	1174	SQ. FT.

GARAGE	255	SQ. FT.
DECK	244	SQ. FT.
SHED	99	SQ. FT.

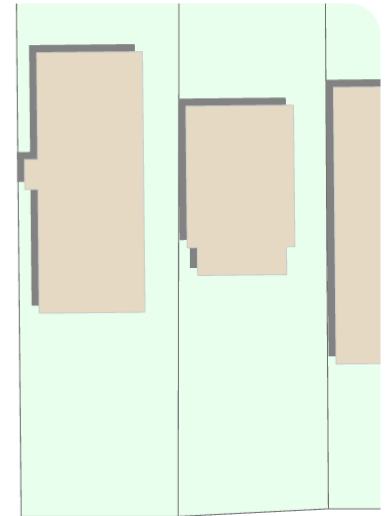
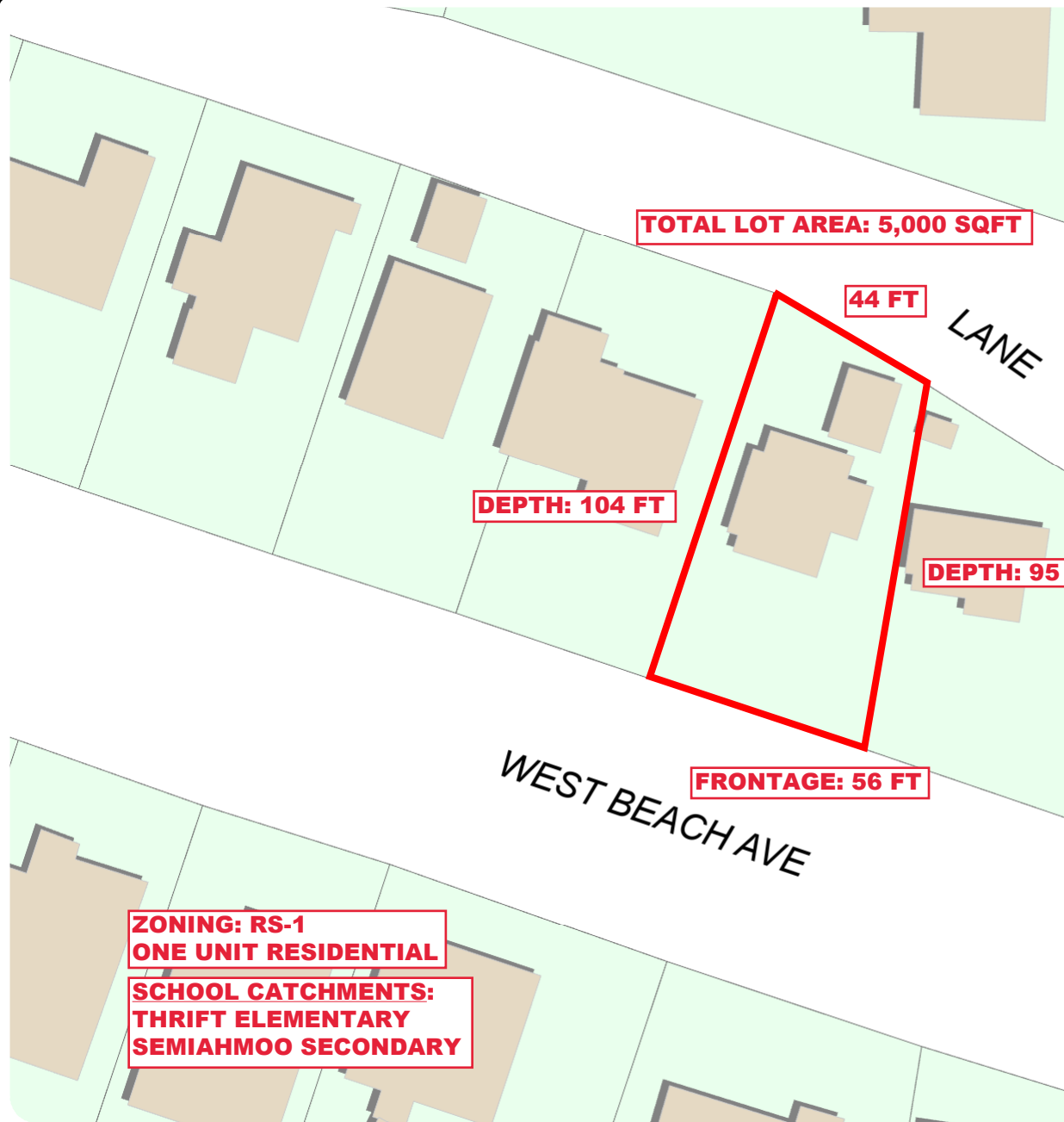


DRAWN BY: CN
DATE: AUGUST 2022
REVISED:

14683 WEST BEACH AVENUE				
PROPERTY COST		Amount		
List Price		\$ 1,899,000.00		
REVENUE			Monthly	Yearly
Potential Monthly Rental		\$ 44,400.00	\$ 3,700.00	\$ 44,400.00
EXPENSES		Amount	Monthly	Yearly
Property Taxes		\$7,815.97	\$651.33	\$7,815.97
Insurance		\$1,489.00	\$124.08	\$1,489.00
Expenses			\$ 775.41	\$ 9,304.97

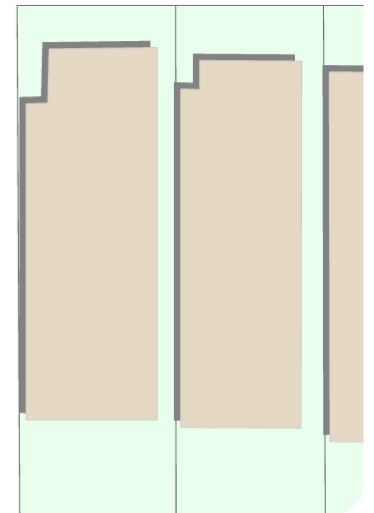
*Revenue amount is based on estimated figures only and should be verified by the Buyer if deemed important

*Current tenants will be vacating as of October 1st, 2022



MCDONALD AVE

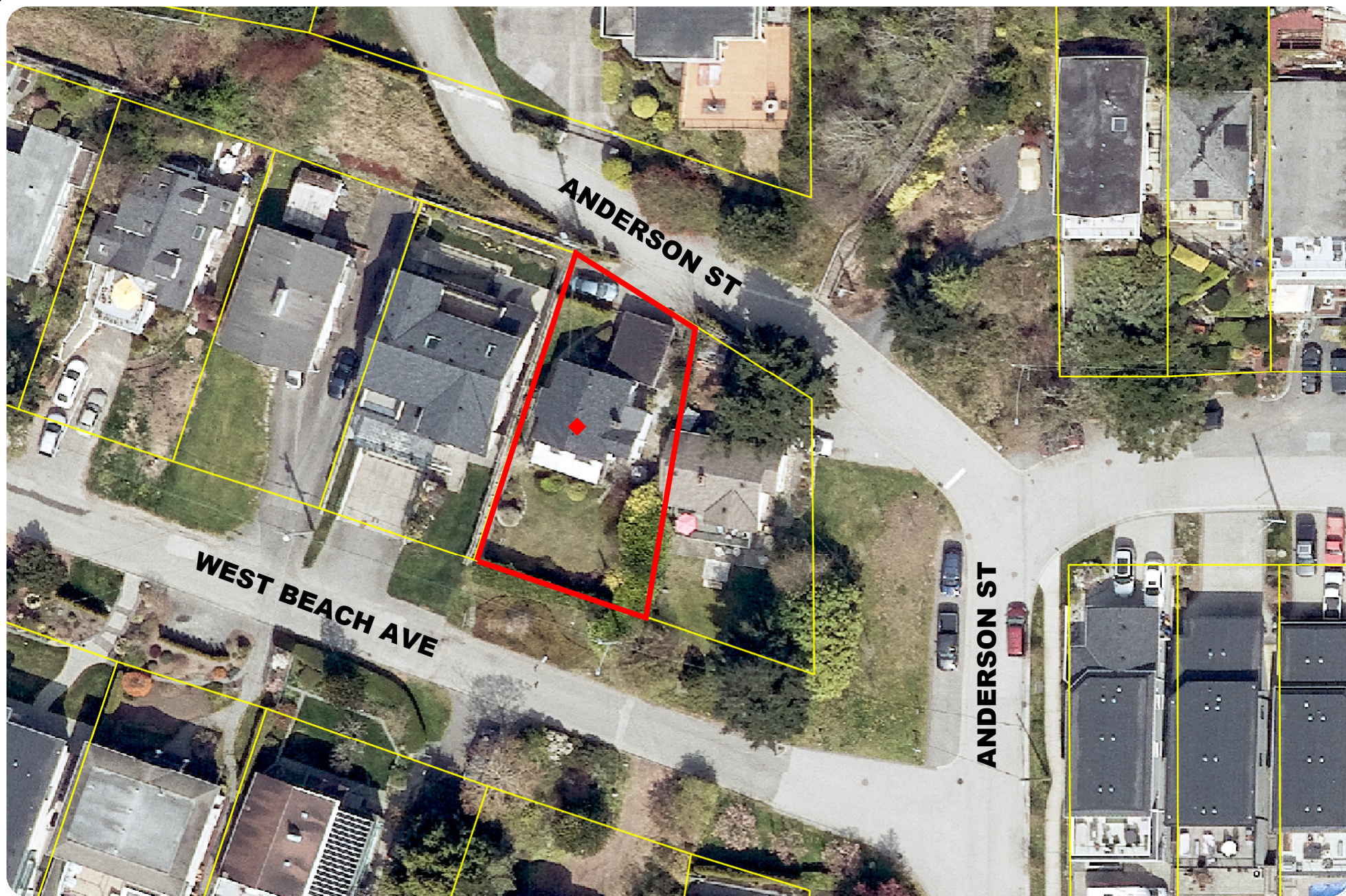
ANDERSON ST



14683 West Beach Avenue

Scale: 1:500





14683 West Beach Avenue

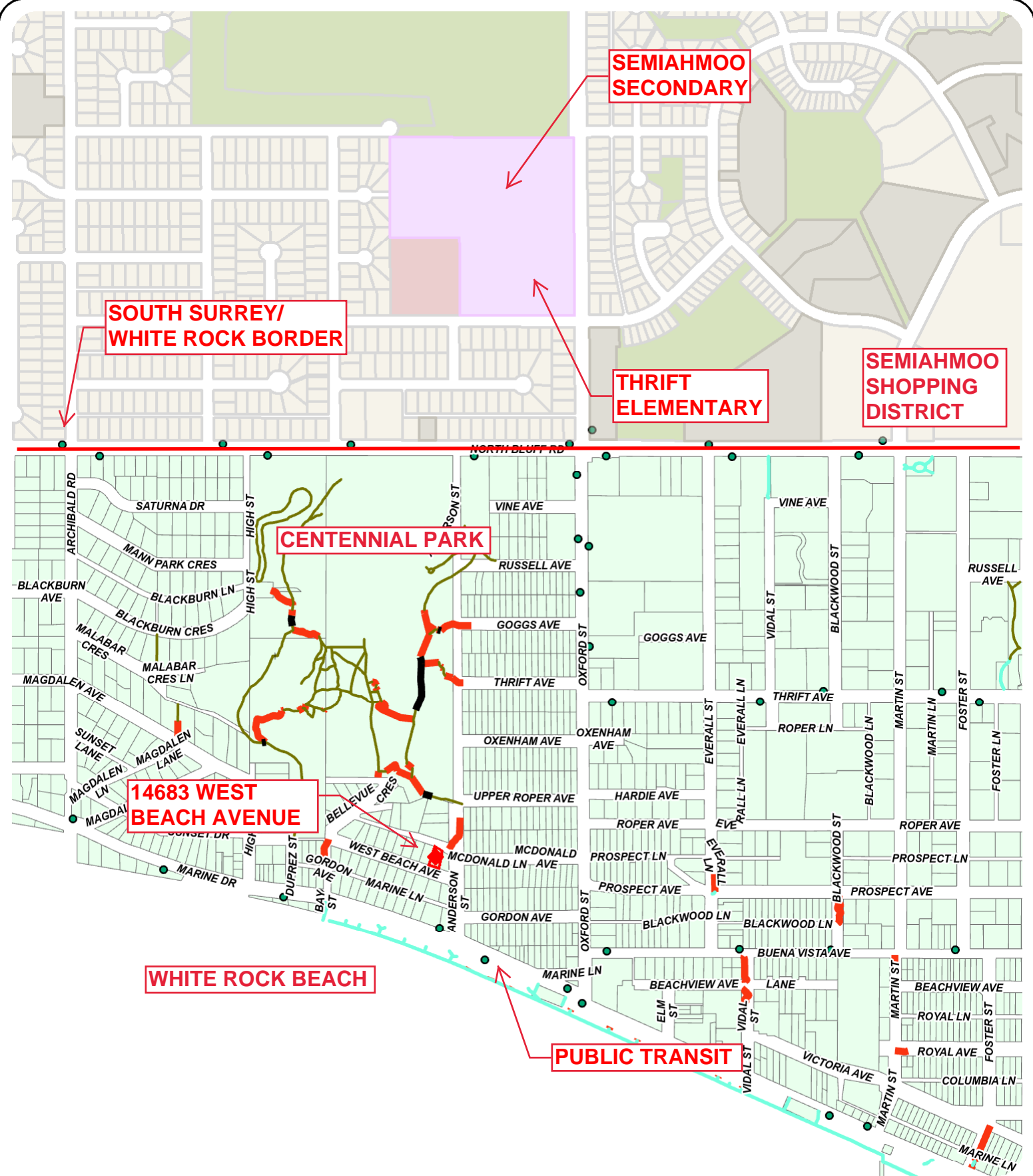
Scale: 1:500

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



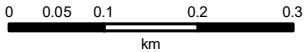
0 0.00325 0.0065 0.013 0.0195
km

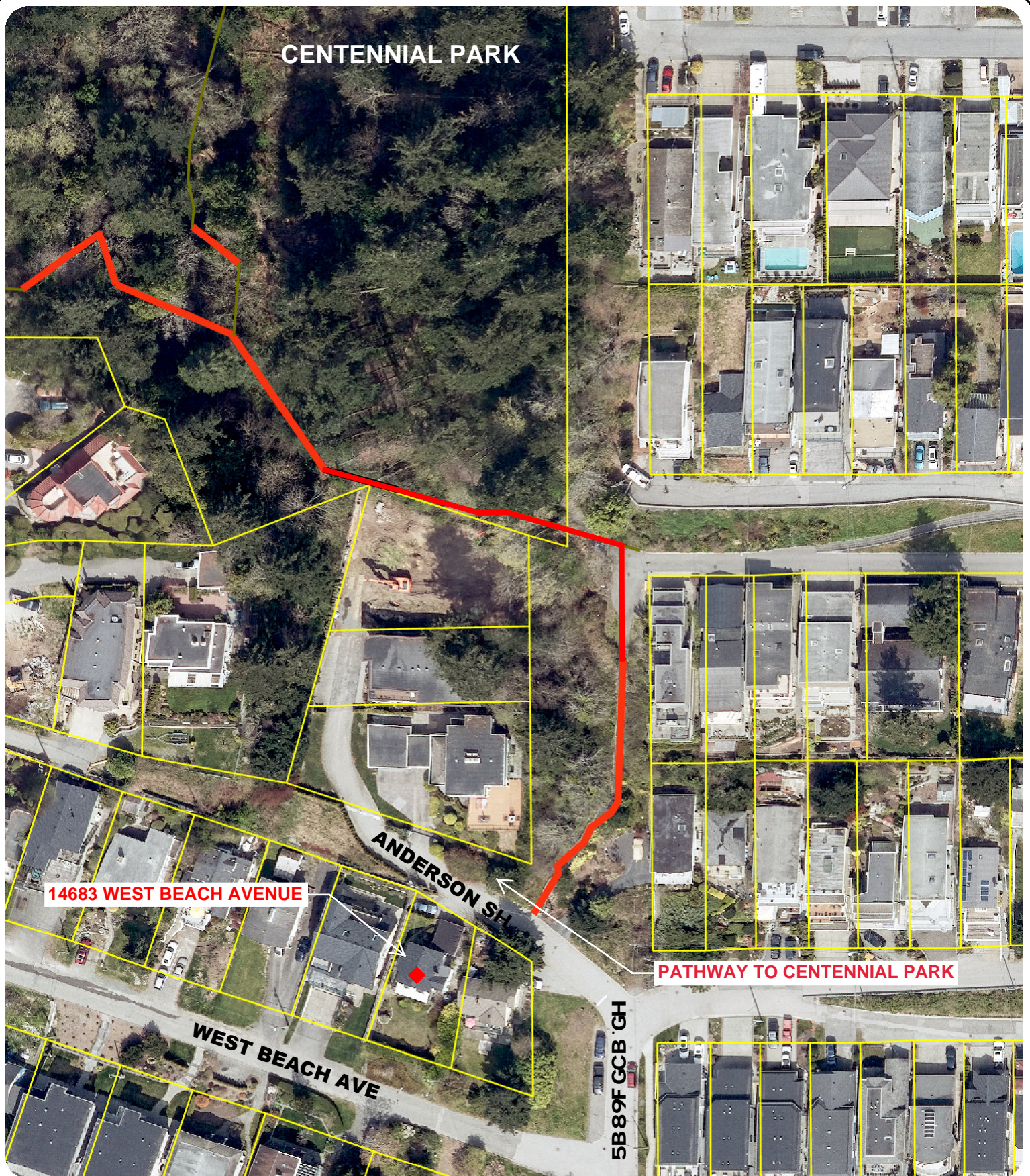
Map created on: 2022-08-21



14683 West Beach Avenue

Scale: 1:8,000





14683 West Beach Avenue

Scale: 1:1,000



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) a *short term 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 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

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 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

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)	1.5m (4.92ft)
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 (7.87ft)
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 4.13 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.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

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).

North Bluff Rd./ 16th Ave.



Legend

- Legend:

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



WHITE ROCK

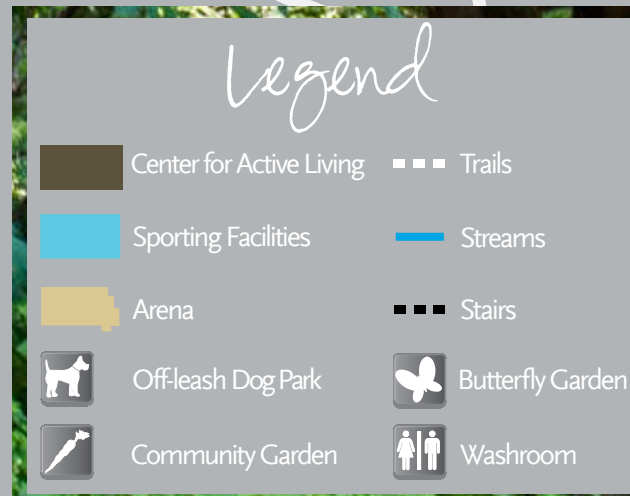
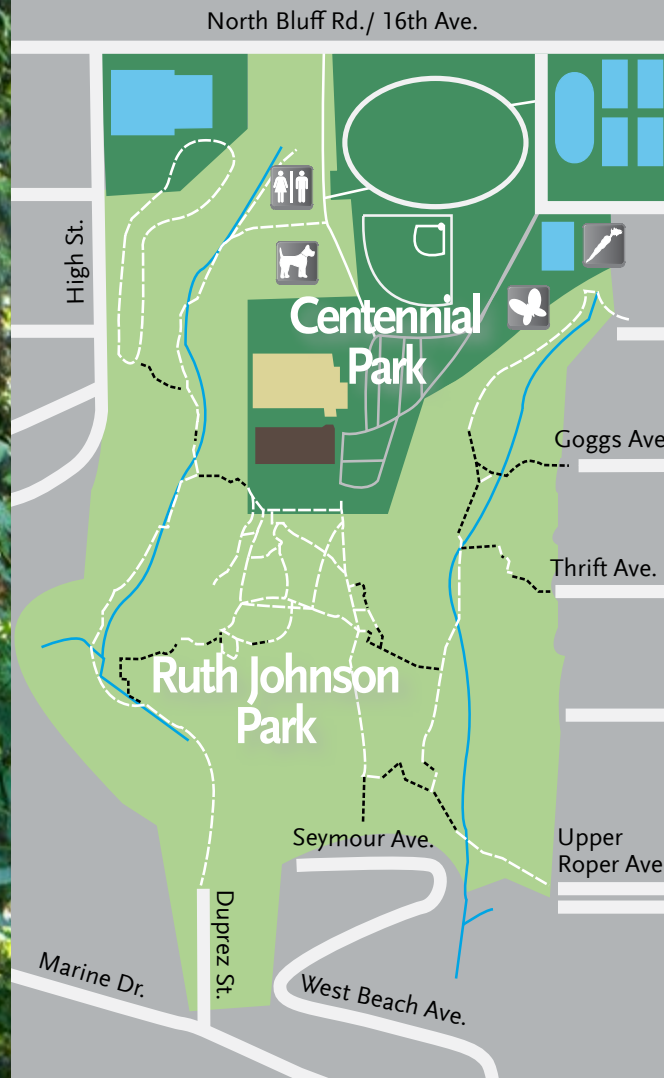
Our City by the Sea!

★ 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.

