























Presented by:

## Beebe Cline - PREC

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



**Active**  
**R2737782**  
Board: F  
House/Single Family

### 828 HABGOOD STREET

South Surrey White Rock  
White Rock  
V4B 4W3

Residential Detached

**\$2,980,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,980,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2016</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>6</b>	Age: <b>6</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>5</b>	Zoning: <b>RS-2</b>
Depth / Size: <b>124</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,381.83</b>
Lot Area (sq.ft.): <b>4,092.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>001-374-389</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>Yes: Ocean Views</b>		
Complex/Subdiv: <b>White Rock East Beach</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Driveway Finish:  
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **3 Blks**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 9 BLOCK 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1334**

Amenities: **Garden, Guest Suite, Storage**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Fire, Vacuum - Built In, Wet Bar**

Finished Floor (Main):	1,436	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,148	Above	Living Room	18'10 x 17'11			x	Floor
Finished Floor (AbvMain2):	0	Above	Dining Room	16'0 x 12'7			x	#Pcs
Finished Floor (Below):	1,403	Above	Kitchen	14'8 x 13'2			x	Bsmt
Finished Floor (Basement):	0	Above	Bedroom	12'0 x 9'5			x	Bsmt
				x			x	Main
Finished Floor (Total):	3,987sq. ft.			x	Bsmt	Recreation Room	23'2 x 18'2	Main
Unfinished Floor:	0	Main	Bedroom	10'10 x 10'4	Bsmt	Bedroom	13'5 x 9'9	Main
Grand Total:	3,987sq. ft.	Main	Bedroom	12'0 x 10'11	Bsmt	Bedroom	11'11 x 10'9	Above
		Main	Walk-In Closet	5'11 x 4'1	Bsmt	Kitchen	15'7 x 8'5	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	12'0 x 10'11	Bsmt	Living Room	15'7 x 10'5	
		Main	Walk-In Closet	8'6 x 5'11	Bsmt	Laundry	4'0 x 5'0	
Suite: <b>Legal Suite</b>		Main	Laundry	8'6 x 5'4	Bsmt	Utility	8'0 x 4'0	
Basement: <b>Fully Finished</b>		Main	Bedroom	13'4 x 10'11			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>2</b>	# of Rooms: <b>18</b>	MHR#:		CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:								

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

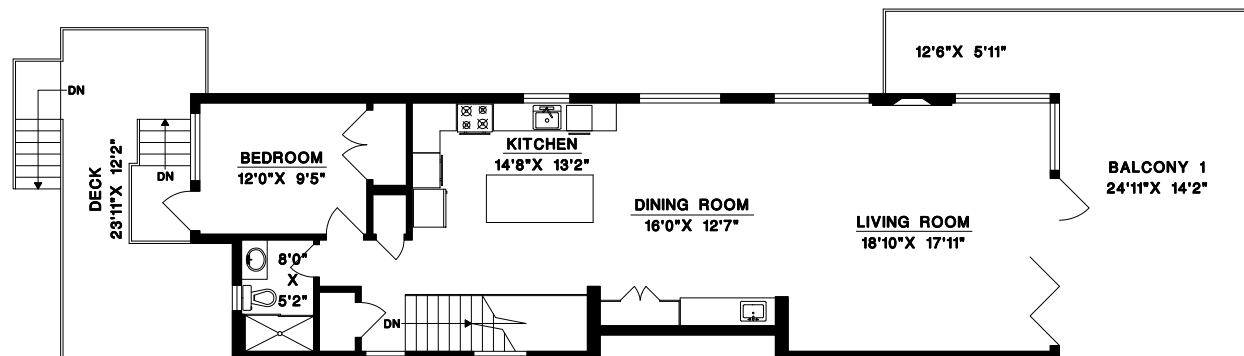
**Ocean view home steps from the beach. Nano wall access to open & covered decks exceed 1,000 sqft. Ocean views Southwest. 10 ft ceilings top floor. 7 bedrooms/5.5 bath incl: legal 2 bedroom suite at basement level. Custom built contemporary beach house built 2018 with 2-5-10 warranty in place by GN Custom Homes. Schools Earl Marriott & Peace Arch Elementary, both with French immersion program. Easy access to Hwy 99. Located close to popular off leash dog beach. Home provides level parking for 4 cars in the ample paver hardscape driveway + dble garage 20'4/19'1. Fenced grassed backyard, perfect for children & pets. Excellent revenue property, revenue potential is over \$8,000 per month for entire residence. Please preview listing package: digital brochure, floor plan & vimeo tour available.**



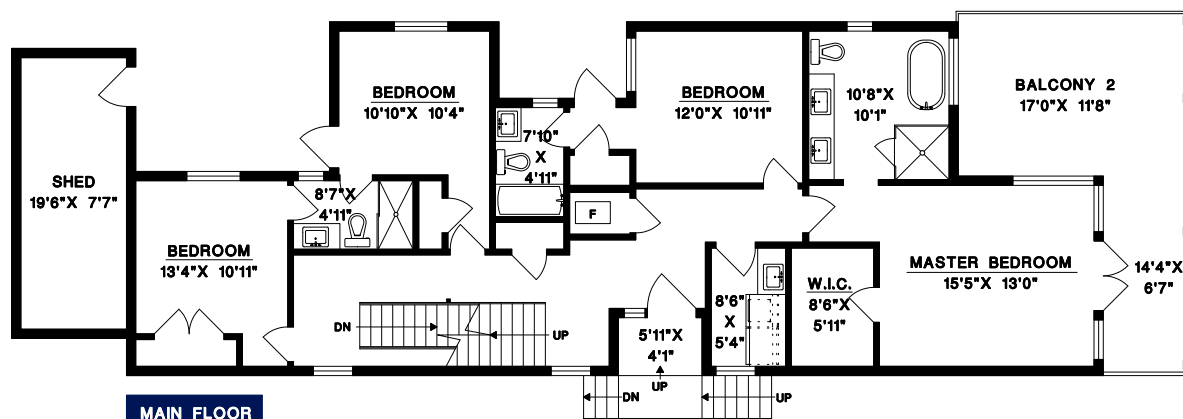
**BEEBE CLINE**

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www.whiterocklifestyles.com

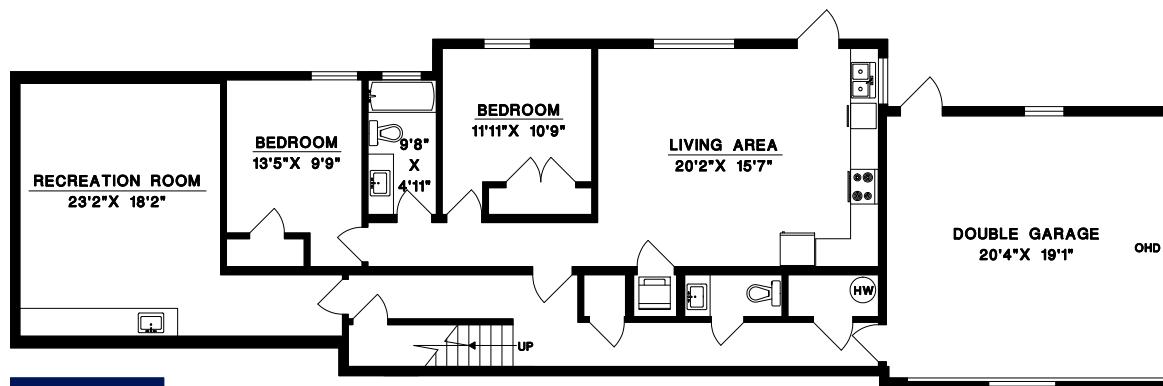
**828 HABGOOD STREET,  
WHITE ROCK, B.C.**



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR	1148	SQ. FT.
MAIN FLOOR	1436	SQ. FT.
LOWER FLOOR	652	SQ. FT.
SUITE	751	SQ. FT.
FINISHED AREA	3987	SQ. FT.

GARAGE	429	SQ. FT.
BALCONY 1	439	SQ. FT.
BALCONY 2	302	SQ. FT.
DECK	286	SQ. FT.
SHED	178	SQ. FT.
ENTRY	69	SQ. FT.



DRAWN BY: CN  
DATE: NOVEMBER 2022  
REVISED:



828 HABGOOD STREET			
<b>PROPERTY COST</b>		<b>Amount</b>	
<b>List Price</b>		\$ 2,980,000.00	
<b>REVENUE POTENTIAL</b>		<b>Monthly</b>	<b>Yearly</b>
Main House - Potential Revenue		\$5,000.00	\$60,000.00
Legal Suite - Potential Revenue		\$2,000.00	\$24,000.00
<b>TOTAL REVENUE</b>		<b>\$7,000.00</b>	<b>\$84,000.00</b>
<b>EXPENSES</b>		<b>Monthly</b>	<b>Yearly</b>
Property Taxes		\$781.82	\$9,381.83
Insurance		\$275.00	\$3,300.00
Hydro		\$283.33	\$3,400.00
Gas		\$166.67	\$2,000.00
Water		\$79.17	\$950.00
<b>TOTAL EXPENSES</b>		<b>\$ 1,585.99</b>	<b>\$ 19,031.83</b>

\* Expenses & revenue potential amounts are based on estimated figures only & should be verified by your own rental agent and/or utility companies if deemed important to the Buyer



HABGOOD ST

DEPTH: 124 FT

TOTAL LOT AREA: 4,092 SQFT

FRONTAGE: 33 FT

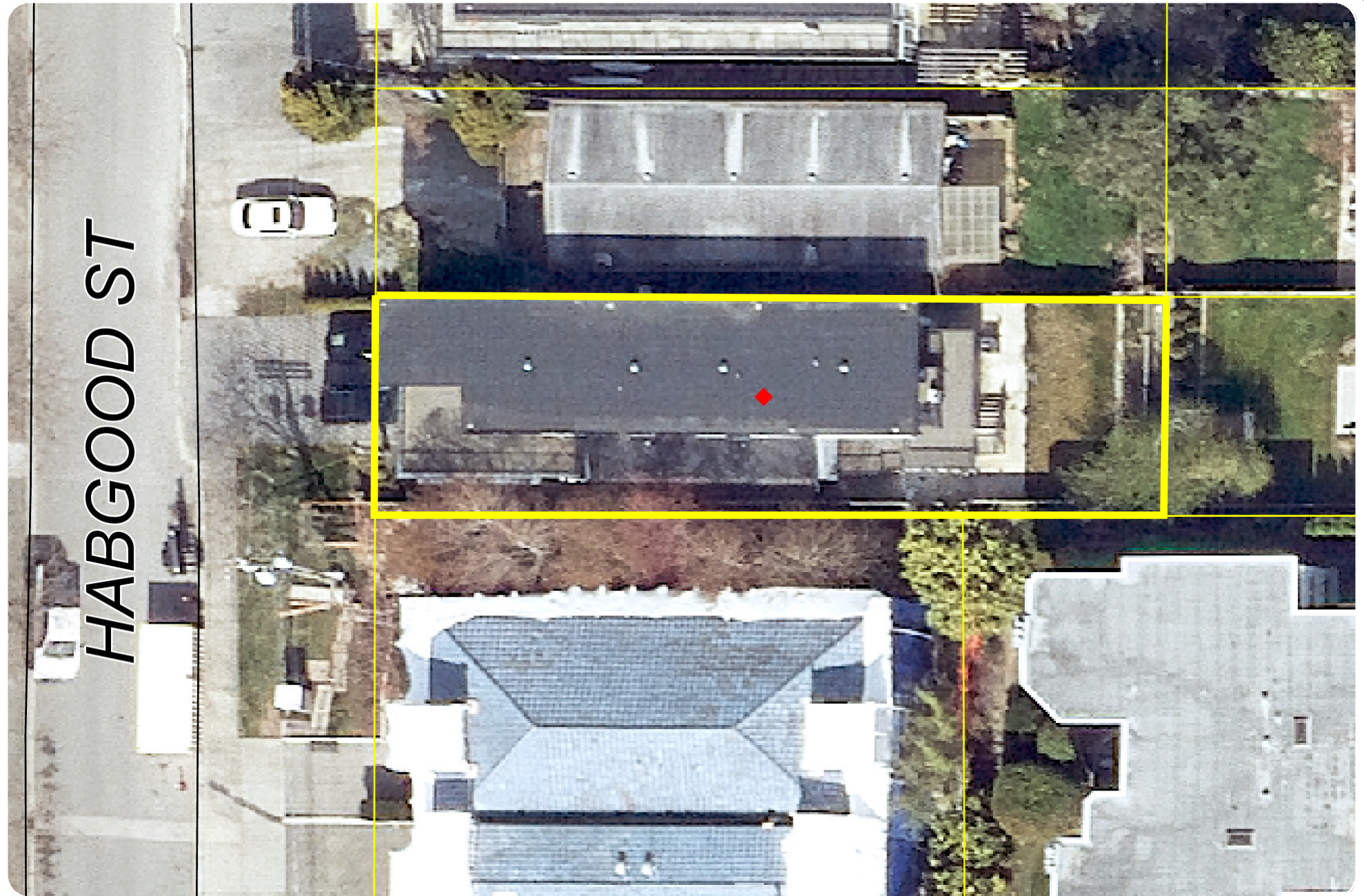
ZONING: RS-2  
ONE UNIT (SMALL LOT) RESIDENTIAL

SCHOOL CATCHMENTS:  
PEACE ARCH ELEMENTARY  
EARL MARRIOTT SECONDARY

828 Habgood Street

Scale: 1:250





828 Habgood Street

Scale: 1:250

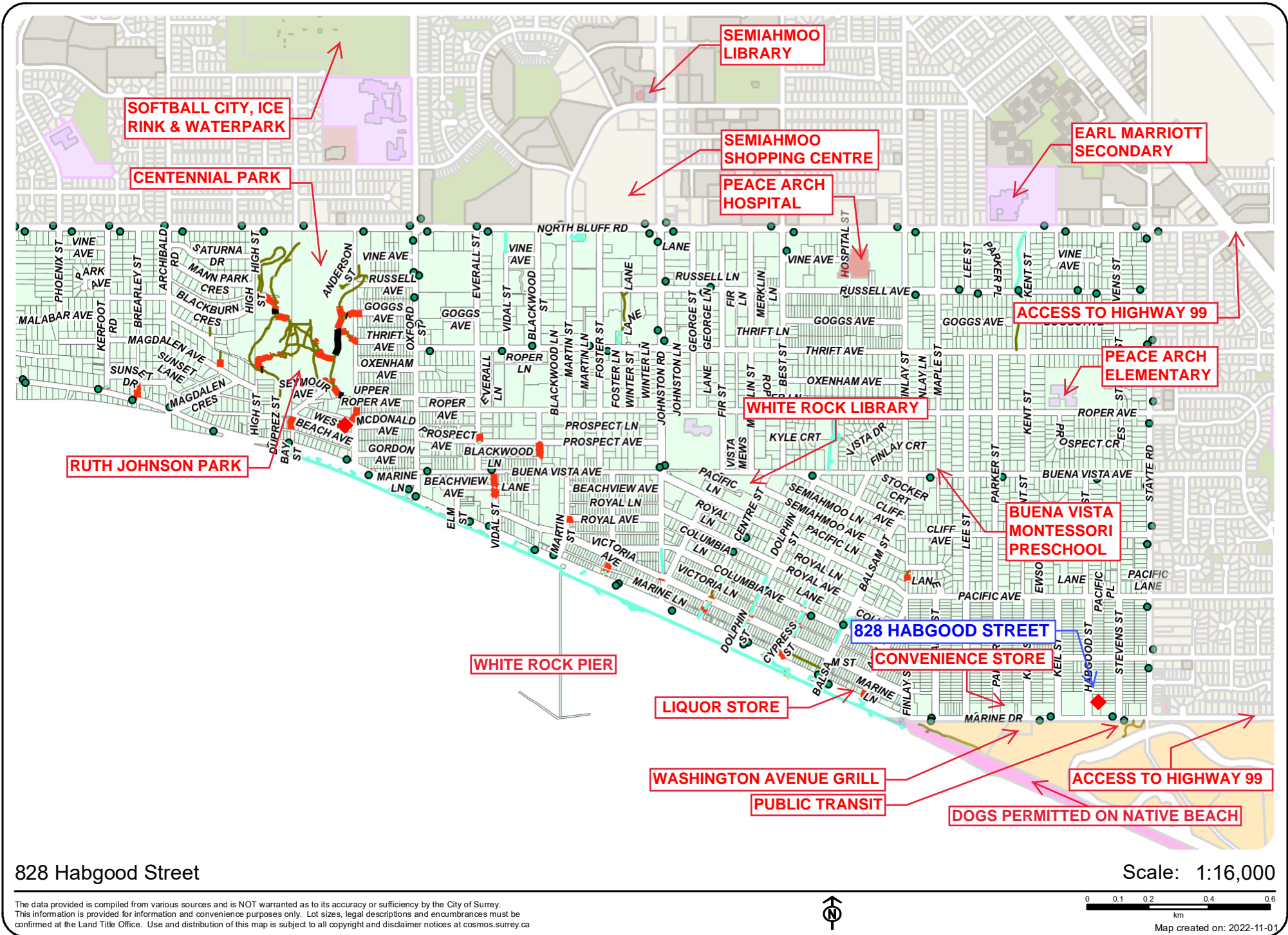
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



0 0.0015 0.003 0.006 0.009  
km

Map created on: 2022-10-24





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North Bluff Rd./ 16th Ave.



## Legend

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

★ map is not to scale



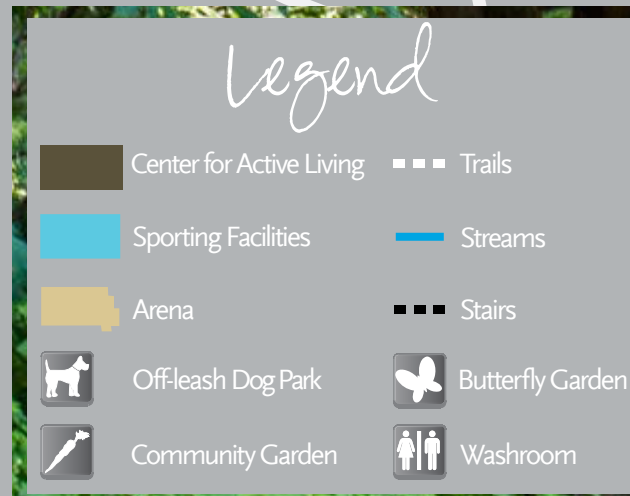
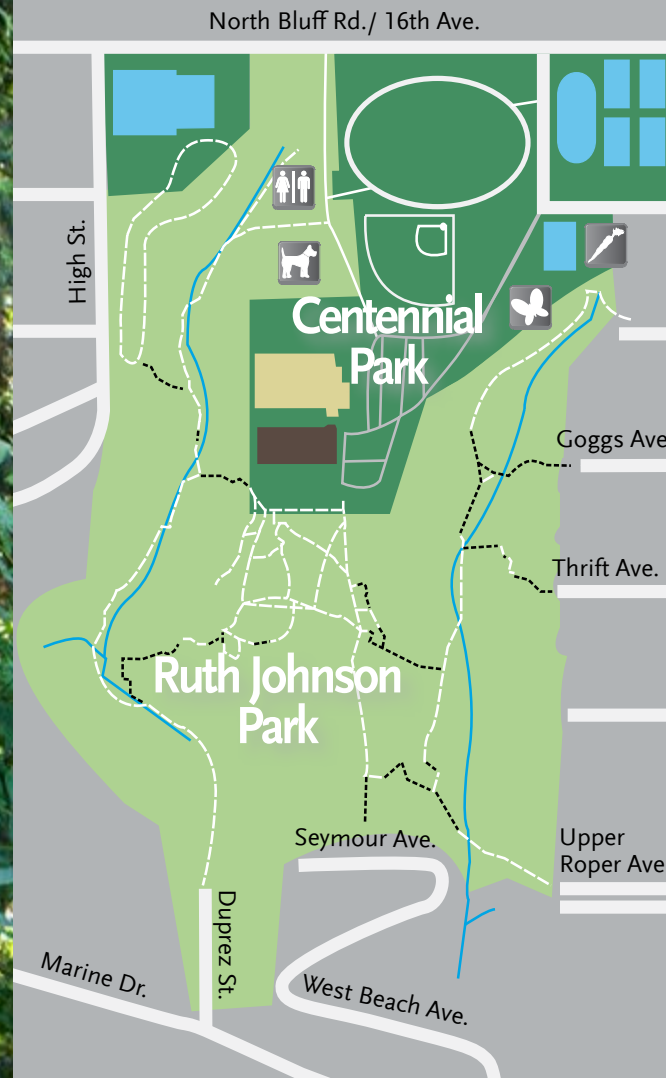
WHITE ROCK  
*Our City by the Sea!*



# 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

**WHITE ROCK**  
*City by the Sea!*

## WHITE ROCK BEACHES

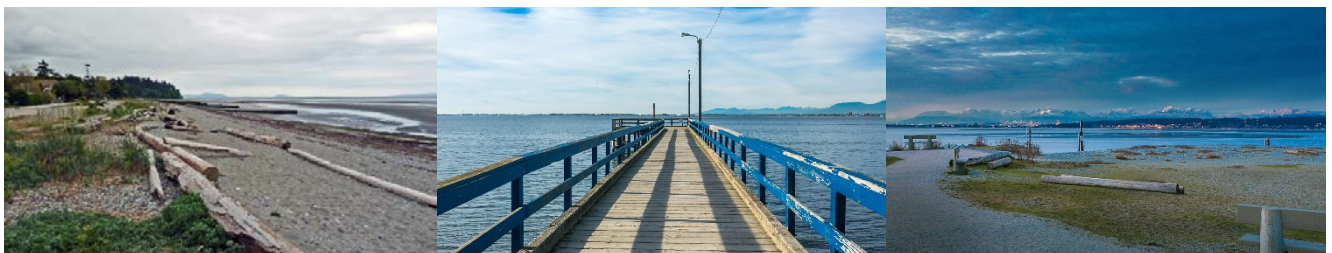
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and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





# 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](mailto: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).