



Presented by:
Beebe Cline - PREC

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



Active
R2905742
Board: F
House/Single Family

15135 ROYAL AVENUE

South Surrey White Rock
White Rock
V4B 1M2

Residential Detached

\$3,900,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,900,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1992**
Frontage(feet): **30.00** Bathrooms: **4** Age: **32**
Frontage(metres): **9.14** Full Baths: **3** Zoning: **RS-3**
Depth / Size: **117** Half Baths: **1** Gross Taxes: **\$9,455.38**
Lot Area (sq.ft.): **3,510.00** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.08** P.I.D.: **010-140-646** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Panoramic Ocean Views**
Complex/Subdiv: **Hillside White Rock**
First Nation Reserve:
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: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **2 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 20 BLOCK 4 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 525**

Amenities: **Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage**

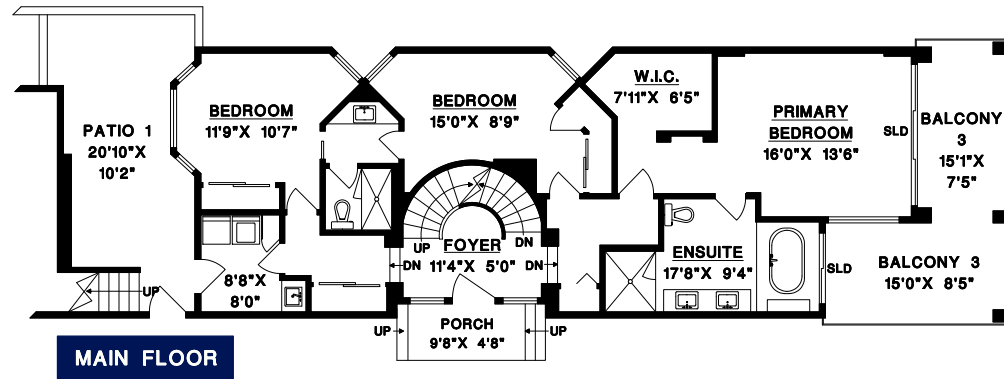
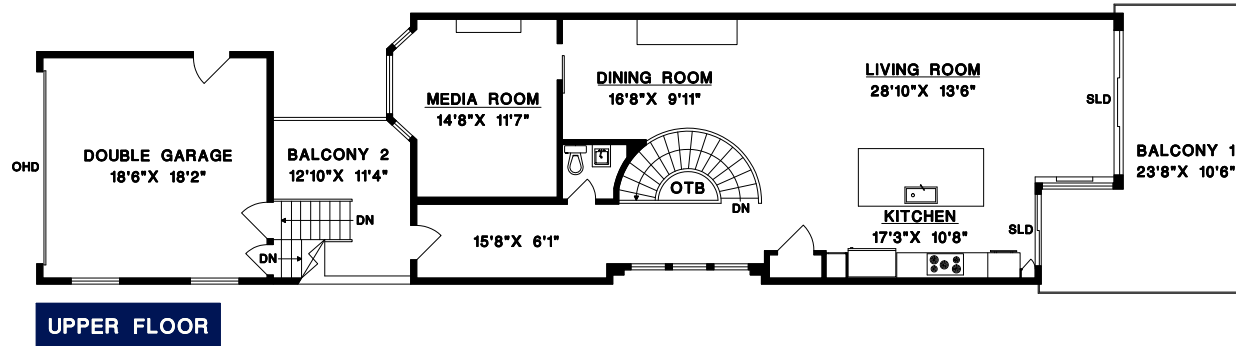
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Stove**

Finished Floor (Main):	1,260	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,251	Main	Foyer	15'8 x 6'1	Bsmt	Living Room	25'8 x 12'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	28'10 x 13'6	Bsmt	Kitchen	11'4 x 7'2	Above 2
Finished Floor (Below):	1,451	Main	Kitchen	17'3 x 10'8	Bsmt	Bedroom	14'11 x 9'8	Main 5
Finished Floor (Basement):	0	Main	Dining Room	16'8 x 9'11	Bsmt	Storage	9'8 x 6'8	Main 3
Finished Floor (Total):	3,962sq. ft.	Main	Media Room	14'8 x 11'7	Bsmt	Utility	10'6 x 3'7	Below 3
Unfinished Floor:	0	Main		x	Bsmt	Storage	19'11 x 9'6	
Grand Total:	3,962sq. ft.	Below	Foyer	11'4 x 5'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Primary Bedroom	16'0 x 13'6			x	
Suite: Unauthorized Suite		Below	Walk-In Closet	7'11 x 6'5			x	
Basement: Full, Fully Finished, Separate Entry		Below	Bedroom	15'0 x 8'9			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Bedroom	11'9 x 10'7			x	
# of Kitchens: 2	# of Rooms: 17	Below	Laundry	8'8 x 8'0			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

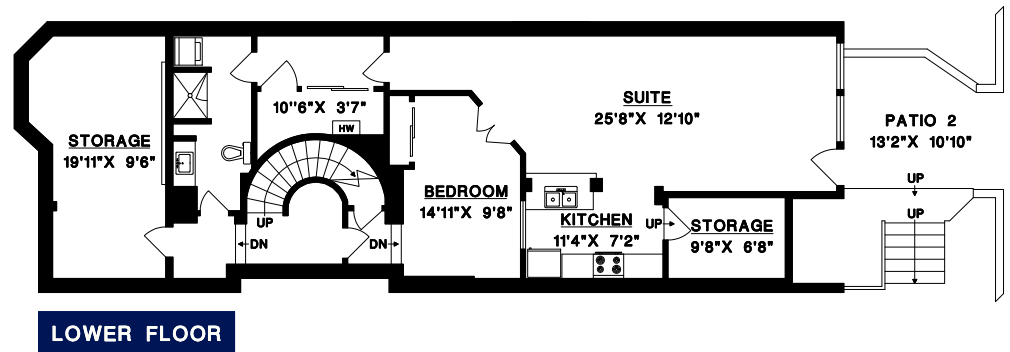
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Breathtaking direct south, panoramic oceans views. This 3,962 SF custom built home has been renovated from top to bottom in 2024. Over 1,200 SF of patios & decks. Open concept on main level with 10 foot ceilings plus bonus media room and mini bar with wine fridge and beverage fridge. Floor-to-ceiling slider to maximize the views and automatic blinds on all windows. Miele appliance package including steam oven. 3 bedrooms on lower level including south facing primary with sunken tub & rain shower in ensuite. Radiant hardwood floors + A/C. 987 SF one bedroom suite with separate laundry. Double garage with EV at lane, direct access to main level. Extensive hardscape. Schools: White Rock Elementary & Semiahmoo Secondary.



UPPER FLOOR	1251	SQ. FT.
MAIN FLOOR	1260	SQ. FT.
LOWER FLOOR	464	SQ. FT.
SUITE	987	SQ. FT.
FINISHED AREA	3962	SQ. FT.

GARAGE		374	SQ. FT.
BALCONY	1	309	SQ. FT.
BALCONY	2	154	SQ. FT.
BALCONY	3	241	SQ. FT.
PATIO	1	254	SQ. FT.
PATIO	2	242	SQ. FT.
PORCH		45	SQ. FT.



15135 ROYAL AVENUE		
PROPERTY COST		
List Price	\$ 3,900,000.00	
REVENUE	Monthly	Yearly
Potential Revenue for Suite with Laundry	\$2,200.00	\$26,400.00
Total Revenue	\$2,200.00	\$26,400.00
EXPENSES	Monthly	Yearly
Property Taxes	\$787.95	\$9,455.38
Insurance	\$250.00	\$3,000.00
Hydro	\$50.00	\$600.00
Gas	\$91.67	\$1,100.00
Water	\$105.00	\$1,260.00
Total Expenses	\$1,284.62	\$15,415.38

(Revenue & Expenses Based on Estimated Figures & Should be Verified by your Own Rental Agent)

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION

Address: 15135 ROYAL AVE

Permit #: DR001007 FINAL INSPECTION

Date: Mar 15, 2024

Status: APPROVED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

Building Official: [REDACTED]

- Disclaimer: 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.
- Submission of the Tree Protection and Replacement report, prepared by your project Arborist, is required if you have a Type 3 Tree Permit associated with this project. These reports must be given to the City of White Rock's Arboricultural Technician for review.

Email Reference #146838



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. No.: 531-9111
Fax.No.: 538-6049

Inspection Report

NAME: [REDACTED] PERMIT No. [REDACTED]
ADDRESS: 15135 ROYAL AVE SHEET No. 1
TYPE OF INSPECTION: re final DATE: May 20/96
AREA OF INSPECTION:

Building final - gassed.

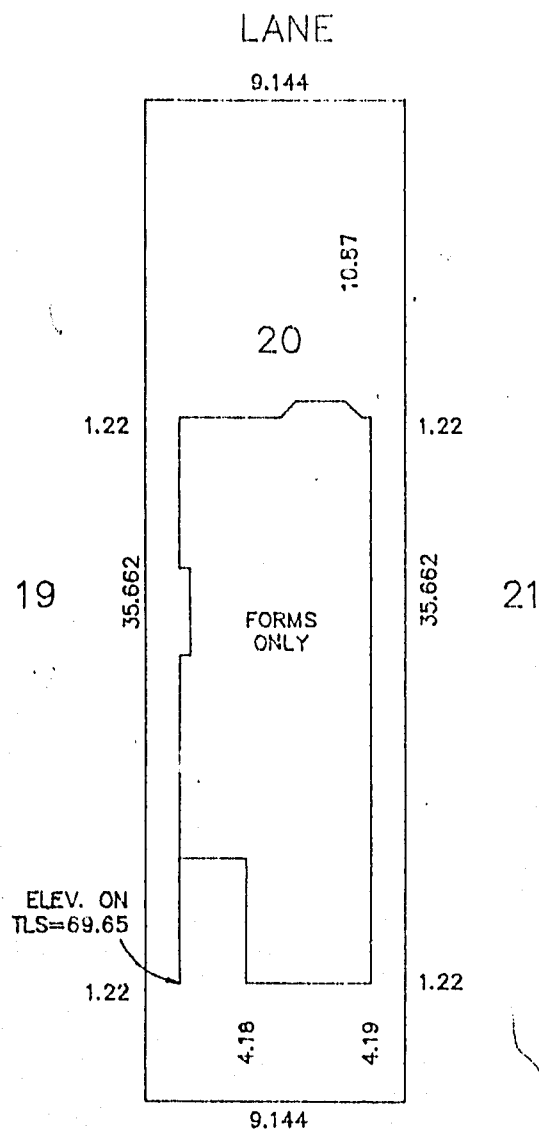
[Signature]

SIGNATURE: [REDACTED] INSPECTOR: [REDACTED]

DATE:

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

PLAN SHOWING LOCATION OF FORMS ON LOT 20,
BLK.4, SEC.10, Tp.1, N.W.D., PLAN 525



ROYAL AVENUE

THIS DOCUMENT NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Our File - 12385-20



15135 Royal Avenue

White Rock, BC

HOODQ ADDRESS REPORT™

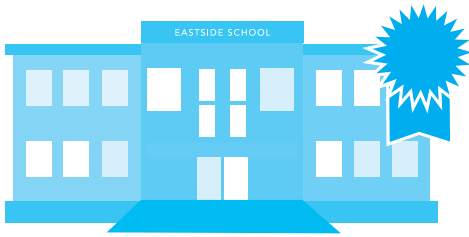
Beebe Cline
16048307458

<http://www.beebecline.com/>



SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



White Rock Elementary

Designated Catchment School

Grades K to 7

1273 Fir St

Semiahmoo Secondary

Designated Catchment School

Grades 8 to 12

1785 148 St

Other Local Schools

École Laronde Elementary

Grades K to 7

1880 Laronde Dr

East Kensington Elementary - EKOlogy

Grades K to 5

2795 184 St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Memorial Park / White Rock Museum and Archives

15300 Block Marine Drive



4 mins



White Rock Elementary School Grounds

1273 Fir St



4 mins



White Rock Promenade Pier

White Rock Promenade



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

2 Basketball Courts

2 Sports Fields

2 Beaches

1 Sports Court

1 Outdoor Games Facility

2 Trails

1 Arts/Performance Facility

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away.



Nearest Street Level Transit Stop

Westbound Buena Vista Ave at Foster St



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.02km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



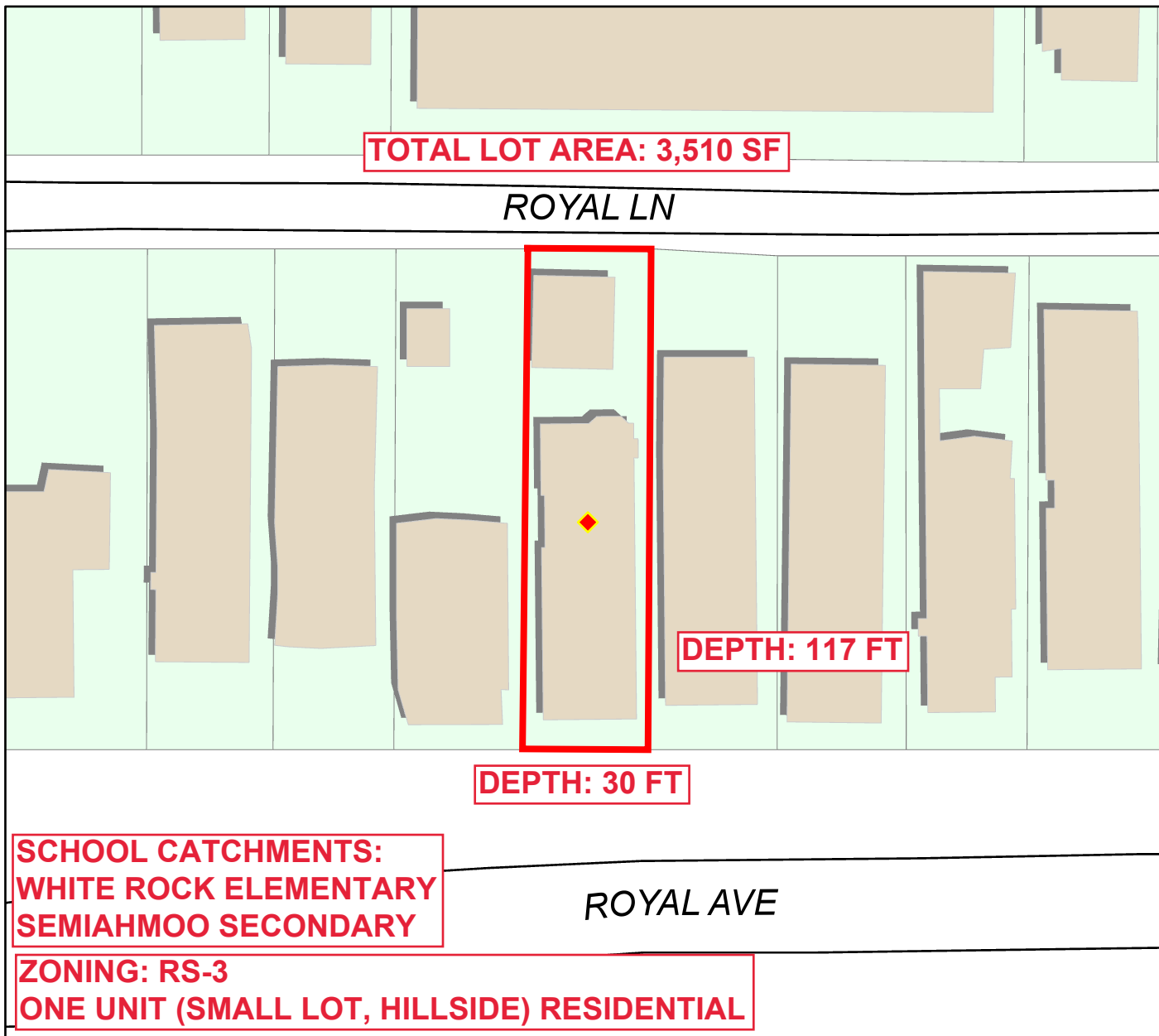
Fire Station

15315 Pacific Ave



Police Station

15299 Pacific Ave



Legend

- Road Edges
- Lots (outlines)
- Lots



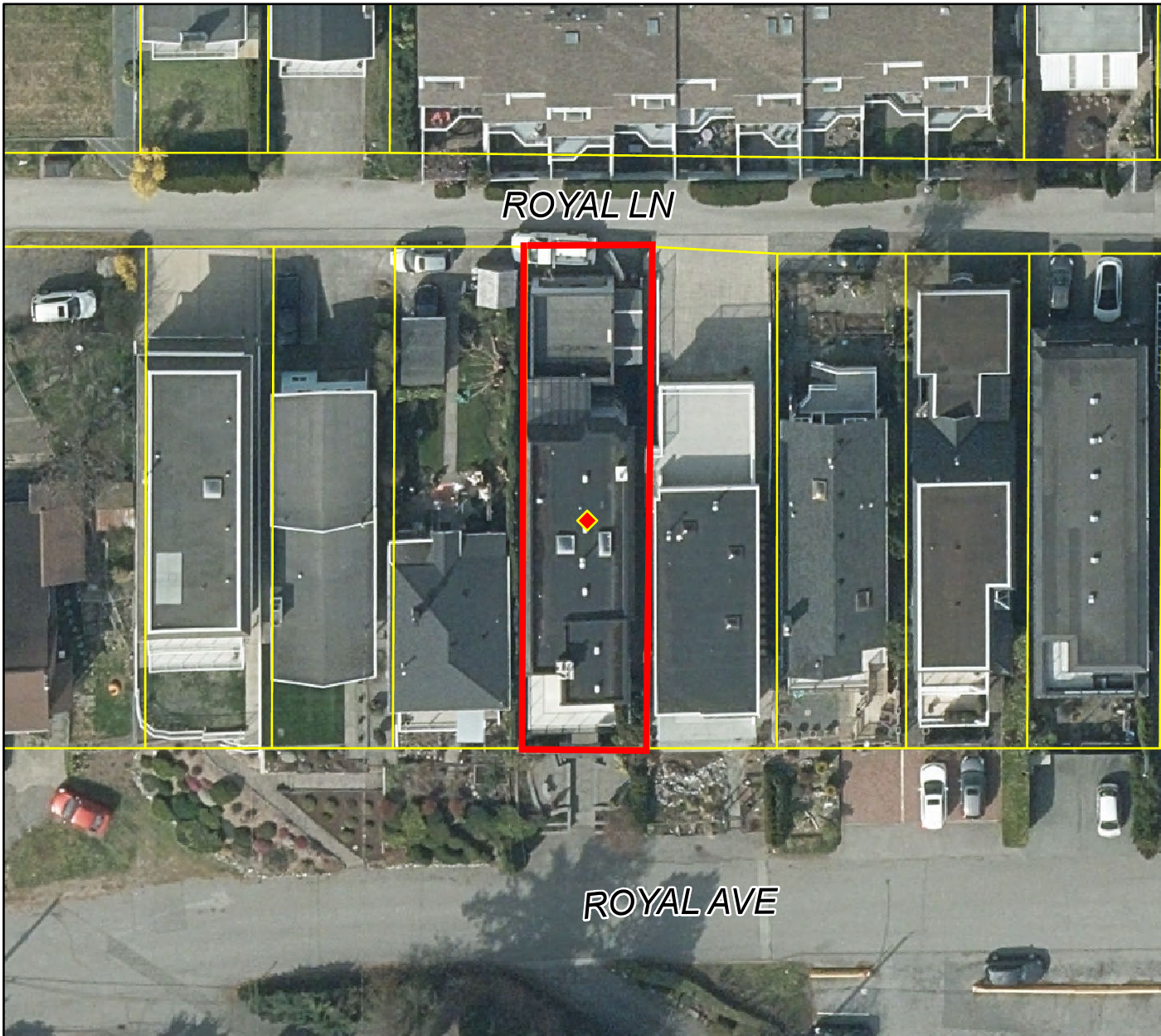
15135 Royal Avenue

Scale: 1:450



0 0 0.01 0.01 km



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of White Rock.
This information is provided for information and convenience purposes only. Lot sizes and legal descriptions must be confirmed at the Land Title Office.




Legend

-  Lots (yellow)
-  Lots (outlines)



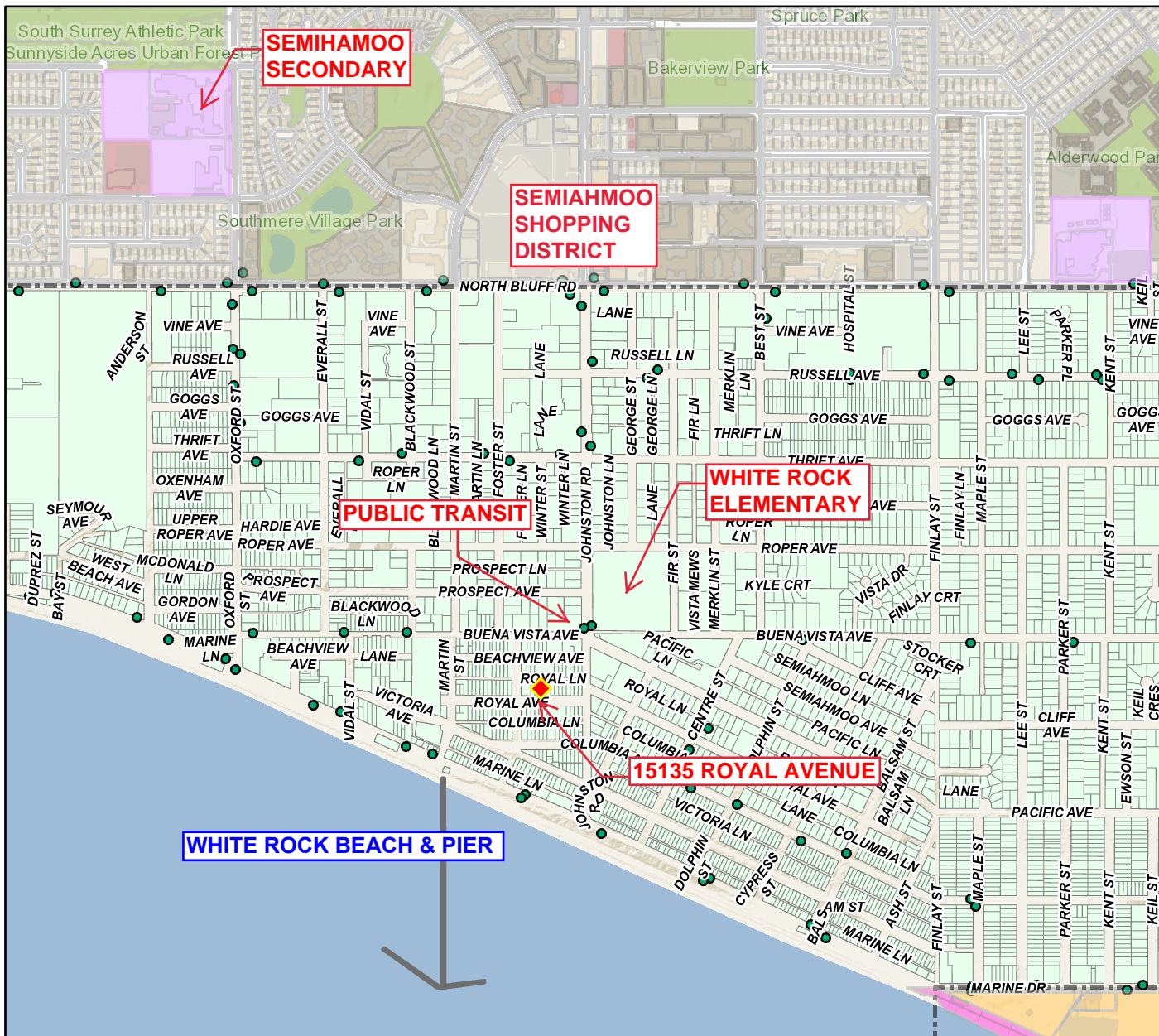
15135 Royal Avenue

Scale: 1:450

0 0 0.01 0.01 km




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Legend

- Bus Stops
- Pier
- Lots (outlines)
- Lots



15135 Royal Avenue

Scale: 1:14,400

0 0.1 0.2 0.4 km



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WHITE ROCK BEACHES

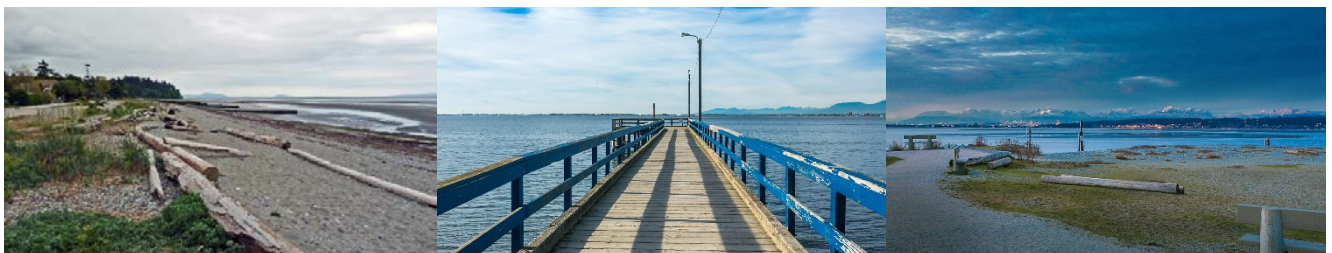
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the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

- Legend:

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



WHITE ROCK

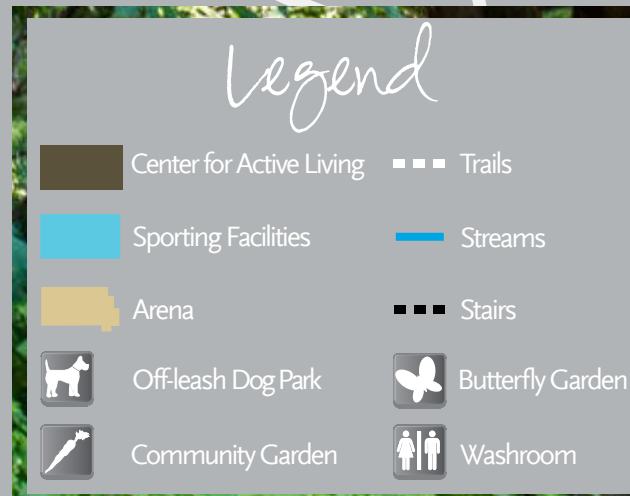
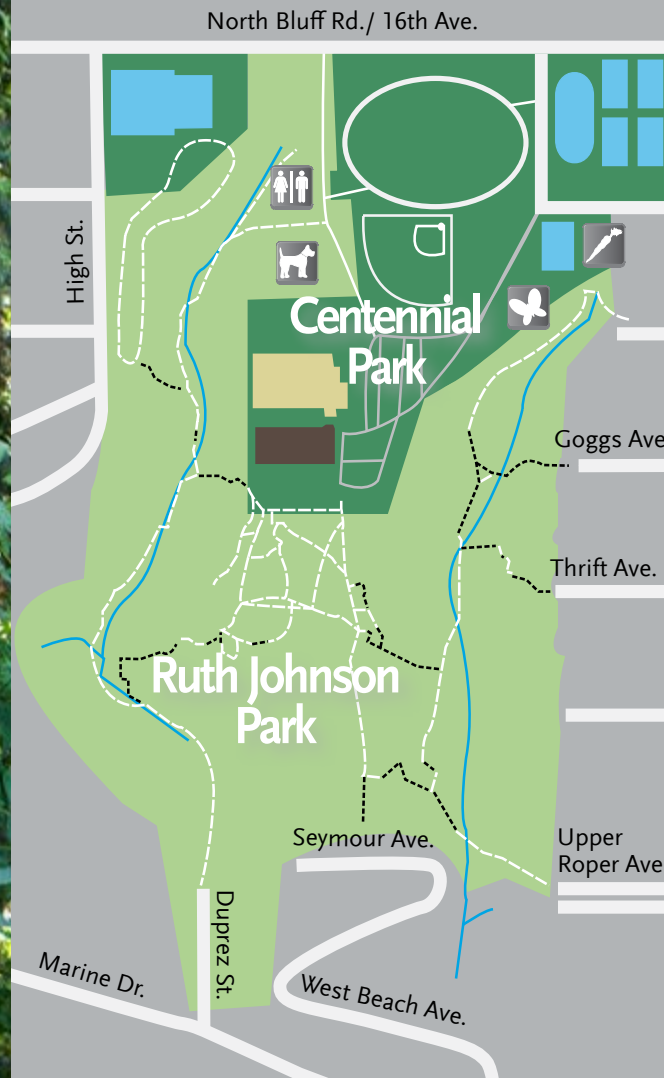
Our City by the Sea!

★ 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!

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 \$52.00, plus GST.