













Presented by:
Beebe Cline - PREC

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



Active
R2895262
Board: F
House/Single Family

913 STEVENS STREET

South Surrey White Rock
White Rock
V4B 5X5

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1991**
Frontage(feet): **33.00** Bathrooms: **3** Age: **33**
Frontage(metres): **10.06** Full Baths: **2** Zoning: **RS-2**
Depth / Size: **124** Half Baths: **1** Gross Taxes: **\$6,154.16**
Lot Area (sq.ft.): **4,118.00** Rear Yard Exp: **Southwest** For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **007-497-989** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Ocean View South West**
Complex/Subdiv: **White Rock East Beach**
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**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:

R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **2 blks** Dist. to School Bus: **3 blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **Yes: Telus Security**
Fixtures Rmvd: **No: Hot tub has never been used. 2 lge potted cactus to remain**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 35 BLOCK 15 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1334**

Amenities: **Garden, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Security System, Smoke Alarm, Storage Shed, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,213	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'6 x10'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'8 x12'5			x	Main 2
Finished Floor (Below):	1,129	Main	Kitchen	16'2 x12'0			x	Below 5
Finished Floor (Basement):	0	Main	Eating Area	16'2 x12'0			x	Below 3
Finished Floor (Total):	2,342sq. ft.	Main	Family Room	16'5 x12'8			x	
Unfinished Floor:	0	Above	Pantry	3'6 x2'0			x	
Grand Total:	2,342sq. ft.	Below	Foyer	11'5 x6'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Primary Bedroom	19'5 x12'9			x	
		Below	Walk-In Closet	7'9 x5'5			x	
		Below	Bedroom	11'5 x11'0			x	
		Below	Bedroom	10'9 x11'0			x	
		Below	Laundry	8'11 x7'11			x	
Suite: None				x			x	
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

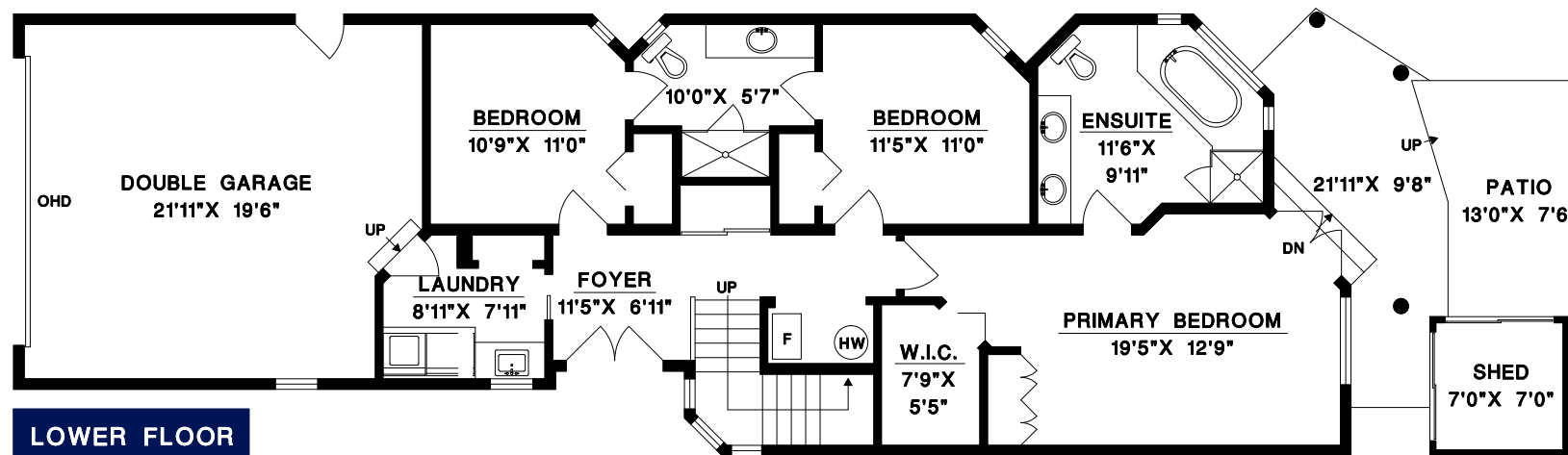
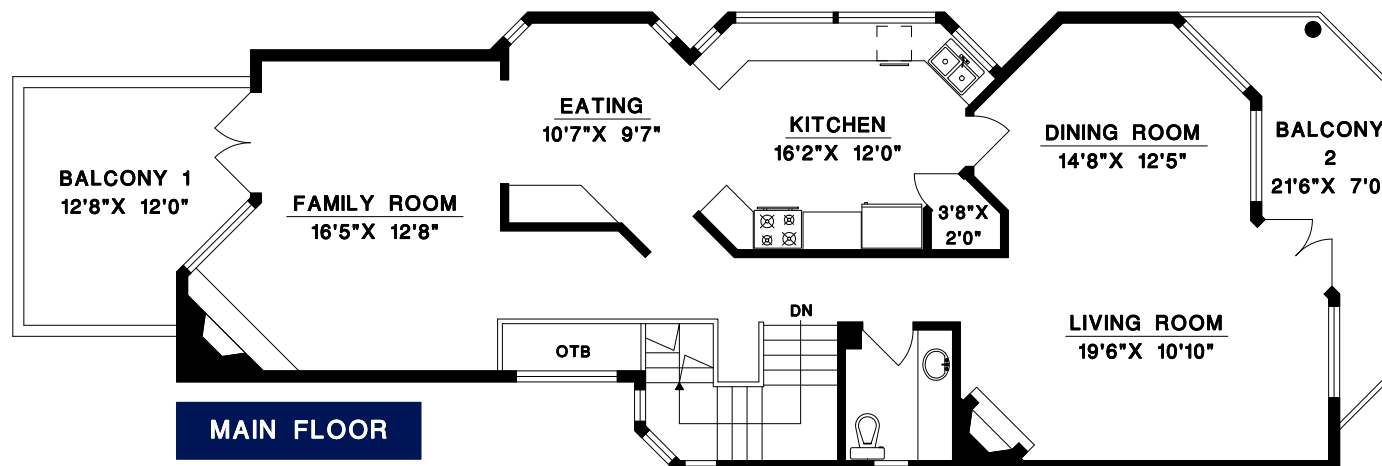
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Ocean View home in Sunny East Beach White Rock 2342 SF on 2 floors Top Floor Living Space 1213 SF w/ 260 SF Ocean View Balconies. 2009 New Kitchen by Kitchens Alive. Appliances new 09-2021 New Roof w/ warranty, New Skylights premium Stainless gutters all exterior doors were replaced, Decks are resurfaced, new railings, posts and glass. New furnace and Hot-water tank. Below Three bedrooms @ Entry Level. Primary suite 350 SF -New 5 piece en-suite, walk in closet + California closet and private Patio -Both Open & covered 250 SF. Laundry-room on bedroom level. Exterior repainted with Long lasting Poly Paint, Landscape and Plantings are all well done, new fencing* Double Garage and driveway, parks 6 cars. Ecole' French Immersion schools: Peace Arch Elementary & Earl Marriott Secondary.

BEEBE CLINE

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

**913 STEVENS STREET,
WHITE ROCK, B.C.**



MAIN FLOOR	1213	SQ. FT.
LOWER FLOOR	1129	SQ. FT.
FINISHED AREA	2342	SQ. FT.

GARAGE	446	SQ. FT.
BALCONY 1	152	SQ. FT.
BALCONY 2	119	SQ. FT.
SHED	59	SQ. FT.
PATIO	248	SQ. FT.



1' 6'
SCALE

DRAWN BY: CN
DATE: JUNE 2024
REVISED:

913 STEVENS STREET		
PROPERTY COST		
List Price	\$ 1,799,000.00	
EXPENSES	Monthly	Yearly
Property Taxes	\$512.85	\$6,154.16
Insurance (Includes Earthquake)	\$245.83	\$2,950.00
Hydro	\$56.07	\$672.80
Gas	\$167.68	\$2,012.18
Water	\$43.09	\$517.02
Total Expenses	\$ 1,025.51	\$ 12,306.16

*Expense Amounts are based on estimated figures only and should be verified by the Buyer
if deemed important



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES

15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

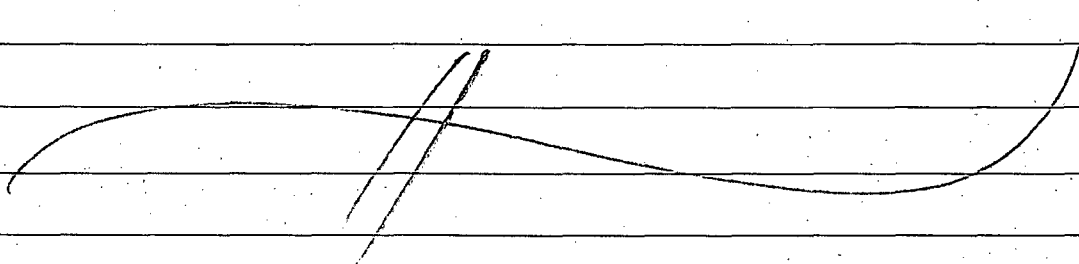
City Hall,
White Rock, B.C.
Tel. No.: 531-9111
Fax.No.: 538-6049

Inspection Report

NAME: [REDACTED] PERMIT No. [REDACTED]
ADDRESS: 913 STEVENS SHEET No. [REDACTED]
TYPE OF INSPECTION: re Final DATE: MAR 6/92
AREA OF INSPECTION:

Occurrence approved.

1.) sump to be made accessible.



SIGNATURE: INSPECTOR [REDACTED]

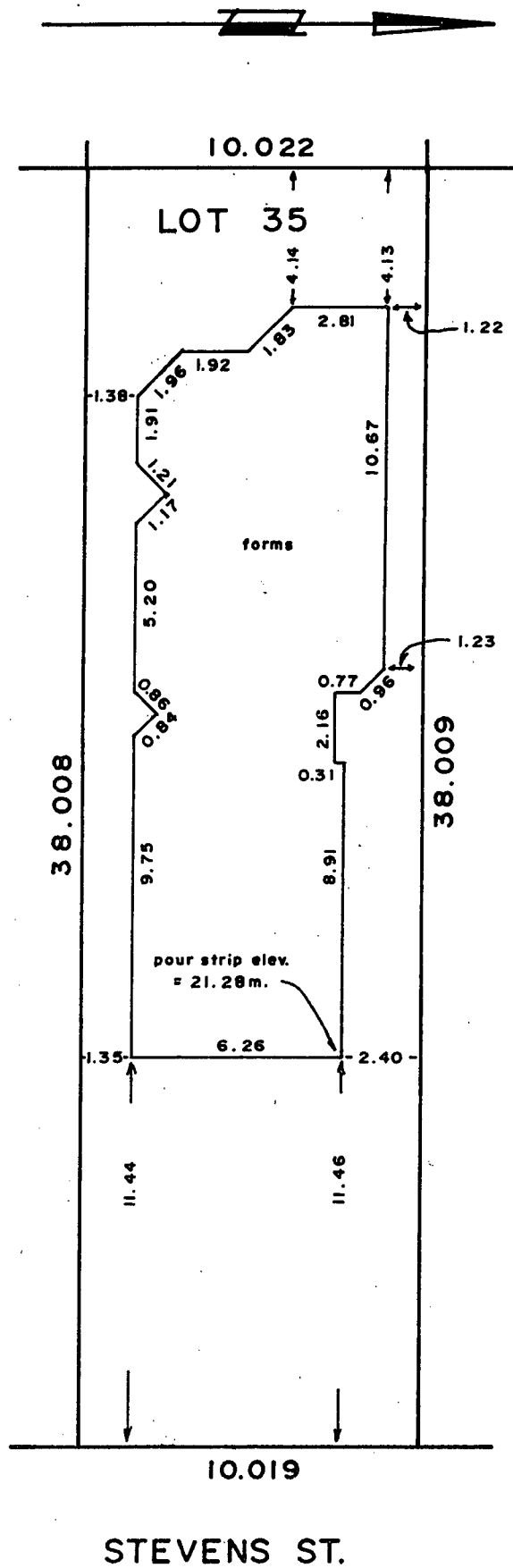
DATE:

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

913 STEVENS

PLAN OF
LOT 35, BLK.15, SEC.II,
TP.1, PLAN 1334.

NEW WESTMINSTER DISTRICT



I hereby certify that this sketch shows the registered dimensions of the above described property and the relative location of the improvements thereon.

SCALE-1: 200

Not to be used for locating property lines.

OCT. 15, 1991.

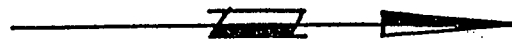
R. J. REYNOLDS, B.C.L.S.

R.J. REYNOLDS,
B.C. Land Surveyor
Canada Lands Surveyor
3525 - 140th Street,
Surrey, B.C.
V4A 4J8 Ph: 531-0011

Your File NESSELER

J. 5872 filed
J. 6140

NEW WESTMINSTER DISTRICT



Oct 1/91
HW.

J. 5872 *filed*
J. 6140



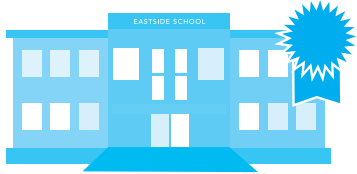
14824 North Bluff Road

White Rock, BC

HOODQ ADDRESS REPORT™

SCHOOLS

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



HT Thrift Elementary

Designated Catchment School

Grades K to 7

1739 148 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

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.



Southmere Village Park

1701 Martin Drive



2 mins



Centennial Park Leisure Centre and Arena

14600 North Bluff Road



6 mins



South Surrey Indoor Pool

14655 - 17 Avenue



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Pool

1 Arena

2 Rinks

3 Community Centres

1 Splash Pad

1 Sports Court

1 Trail

2 Fitness/Weight Rooms

TRANSIT

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



Nearest Street Level Transit Stop

Southbound Oxford St at North Bluff Rd



< 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.38km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15155 18 Ave

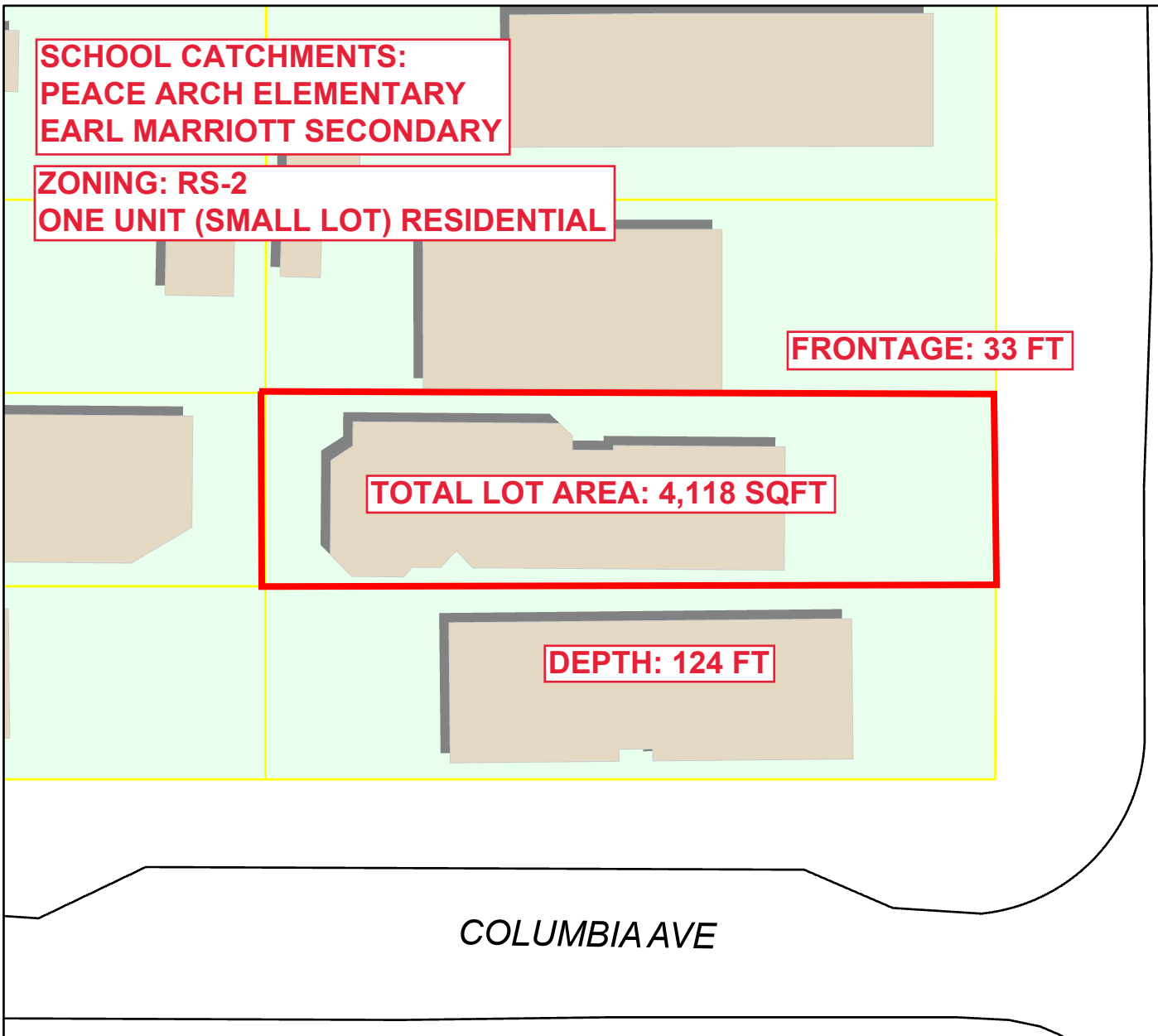


Police Station

1815 152 St

HoodQ

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Legend

- Road Edges
- Lots (yellow)
- Lots (outlines)
- Lots



913 STEVENS STREET

Scale: 1:324

0 0 0 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)



913 STEVENS STREET

Scale: 1:324

0 0 0 0.01 km




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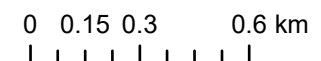
Legend

-  Pier
-  Lots (outlines)
-  Lots



913 STEVENS STREET

Scale: 1:20,733



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6.2 RS-2 One Unit (Small Lot) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on *lots* of 362 square metres (3,896.53 square feet) or more.

6.2.1 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) 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.

6.2.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-2 zone are as follows:

Lot width	10.0m (32.81ft)
Lot depth	27.4m (89.9ft)
Lot area	362.0m ² (3,896.53ft ²)

6.2.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-2 zone is 50%.

6.2.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

6.2.5 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 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.2.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-2 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 (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 12.0m (39.37ft).
- 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*.

6.2.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.5 and 6.2.6 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.

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

WHITE ROCK BEACHES

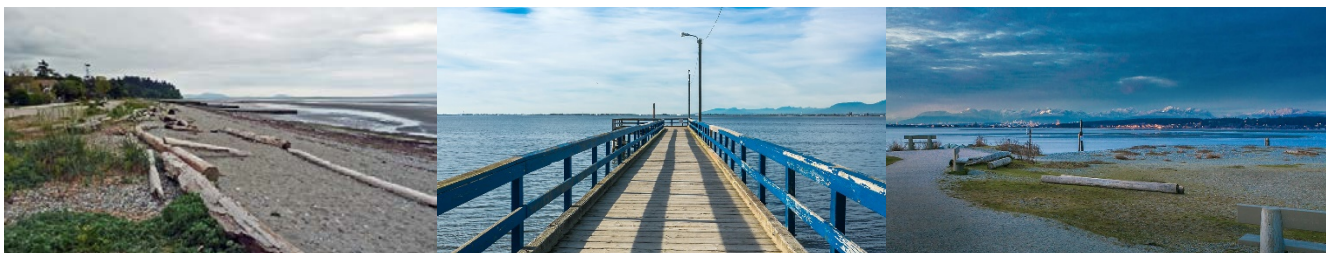
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the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

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



WHITE ROCK

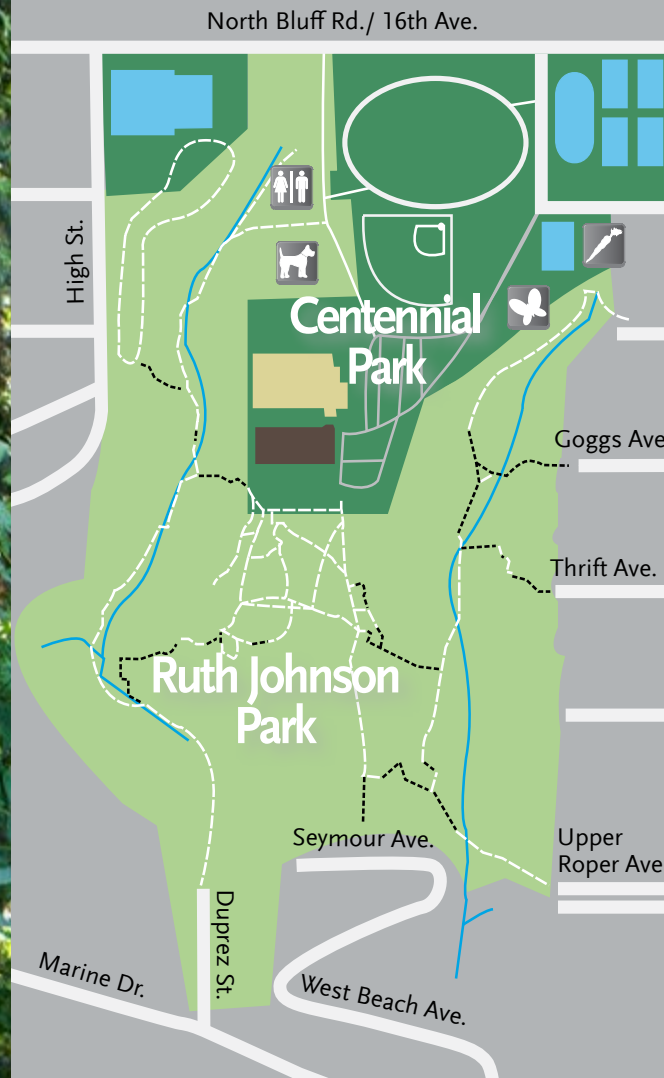
Our City by the Sea!

★ 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!