

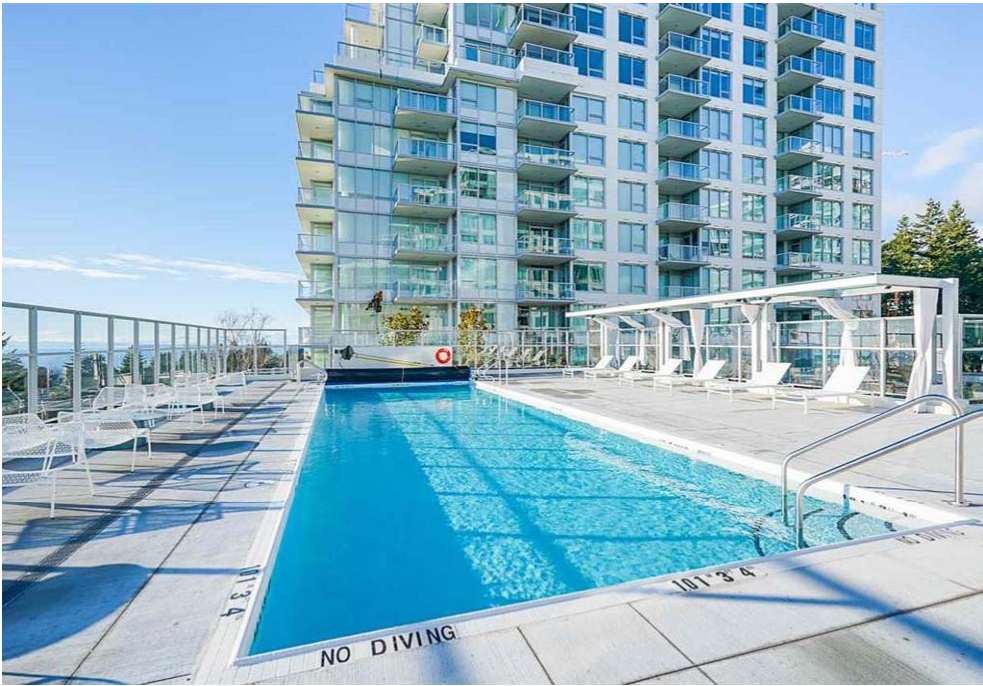


408 1441 JOHNSTON ROAD
MIRAMAR VILLAGE











Presented by:
Beebe Cline - PREC

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



Active
R3104105
Board: F
Apartment/Condo

408 1441 JOHNSTON ROAD
South Surrey White Rock
White Rock
V4B 3Z4

Residential Attached
\$1,148,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,148,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-16
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,788.35
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-209-157	Tax Inc. Utilities?: No
View: Yes :Unobstructed Ocean Views		Tour:
Complex / Subdiv: Miramar Village		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Concrete Frame	Parking: Garage; Underground, Open, Visitor Parking		
Exterior: Glass	Dist. to Public Transit: 1/2 Blk	Dist. to School Bus: 1 Blk	
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	R.I. Fireplaces:	Reno. Year:	Fixtures Leased: No
Fireplace Fuel:	Rain Screen: Full	Metered Water:	Fixtures Rmvd: No
Fuel/Heating: Heat Pump, Radiant	R.I. Plumbing:		Floor Finish: Hardwood, Tile
Outdoor Area: Balcony(s), Sundeck(s)			
Type of Roof: Torch-On			

Legal: **STRATA LOT 18 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4098 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Microwave, Windows - Thermo**

Finished Floor (Main): 1,113	Units in Development:	Tot Units in Strata: 229	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 16	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$762.27	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 1,113 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,113 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'10 x 7'4			x	1	Main	5	Yes
Main	Kitchen	13'9 x 8'11			x	2	Main	3	No
Main	Dining Room	12'10 x 8'6			x	3			No
Main	Living Room	12'10 x 11'8			x	4			No
Main	Primary Bedroom	11'9 x 10'9			x	5			No
Main	Bedroom	11'4 x 10'11			x	6			No
Main	Laundry	6'8 x 5'9			x	7			No
					x	8			No

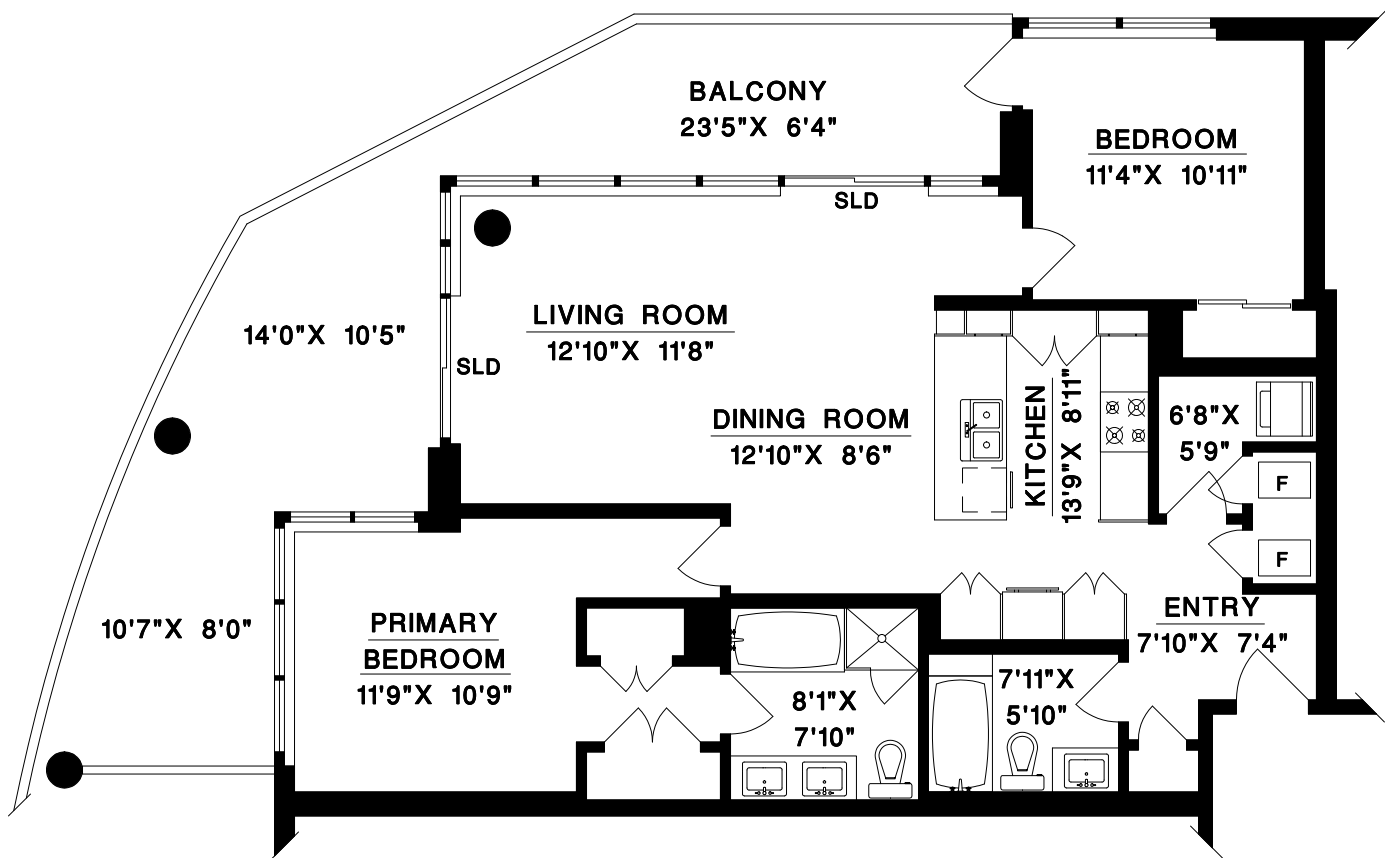
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

South west corner ocean view unit, concrete condo 1,113 SF located in Miramar by BOSA built in 2020. 2 bedrooms/2 full bath + 374 SF wraparound balcony. Bosch appliances, ensuite radiant fir heating, hardwd flrs, stone countertops + Nest thermostat. A/C heat pump, HRV. 2 parking stalls #904 & #905, EV available/bike room/storage locker: #163. Amenities: 3rd Flr - Executive gym & stretching area with access out to lovely spacious 15,000 SF outdoor patios with BBQ's, furnished seating areas & putting green. Fourth flr - spectacular ocean view outdoor pool & hot tub. Best location in White Rock, plenty of visitor parking. 2 pets okay. Green space. Thrifty's below. Schools: Semiahmoo Secondary & White Rock Elementary.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

BEEBE CLINE

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



MAIN FLOOR	1113	SQ. FT.
FINISHED AREA	1113	SQ. FT.

BALCONY 374 SQ. FT.

408 1441 JOHNSTON ROAD				
PROPERTY COST				
List Price		\$ 1,148,000.00		
REVENUE				
			Monthly	Yearly
Total Potential Revenue			\$3,200.00	\$38,400.00
EXPENSES				
			Monthly	Yearly
Property Taxes			\$399.03	\$4,788.35
Strata Fee			\$762.27	\$9,147.24
Insurance (BCAA)			\$50.26	\$603.12
Hydro			\$74.00	\$888.00
Gas		Included in Strata	N/A	N/A
Water / Sewer		Included in Strata	N/A	N/A
Total Expenses			\$ 1,285.56	\$ 15,426.71

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

Form B (Information Certificate)

BCV-A52506

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan EPS4098 certify that the information contained in this certificate with respect to Strata Lot 0018 is correct as of the date of the certificate.

- (a) Strata fees payable by the owner of the Strata Lot described above is:
Strata Fees applied Monthly in the amount of \$762.27
- (b) Any amount owed to the Strata Corporation by the owner of the Strata Lot described above (other than an amount paid into court, or to the Strata Corporation in trust under section 114 of the Strata Property Act): **\$0.00**
- (c) Are there any agreements under which the owner of the Strata Lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property, or the common assets? **No**
(Since records may be unavailable or incomplete, the purchaser should request the seller to disclose any applicable agreements)
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:
Any special levy that has been approved is due and payable now by the current owner.
N/A
- (e) Any amount by which the expenses of the Strata Corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$869,068.18** as of 1/31/26
(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by the Council.)
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? **No**
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title office but that have not yet been filed in the Land Title Office? **No**
(h.1) Are there any winding-up resolutions that have been passed? **No**
- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote, or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? **No**
- (j) Is the Strata Corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the Strata Corporation? **Yes**

Please refer to the attached Legal Disclosure(s) for additional information.

(The above may not include notices that were served directly to the Council, or foreclosure proceedings against individual Strata lots.)

- (k) Have any notices or work orders been received by the Strata Corporation that remain outstanding for the strata lot, the common property or the common assets? **No**

Form B (Information Certificate) (continued)

BCV-A52506

(m) Are there any parking stall(s) allocated to the strata lot? **Yes**

Parking stall(s) number(s) 904 & 905 is/are Common Property with Lease.

*** Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

(n) Are there any storage locker(s) allocated to the strata lot? **Yes**

Storage locker(s) number(s) 163 is/are Common Property with Lease.

*** Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

(o) A summary of the Strata Corporation's insurance coverage is attached.

(p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:

Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

No

Required Attachments:

In addition to the attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the Strata Corporation
- The current budget of the Strata Corporation
- The most recent depreciation report, **if any**, obtained by the Strata Corporation under section 94

Date: 2/23/26

Iris Lee

Signature of Strata Manager, as authorized by the Strata Corporation

V4098 EPS4098 - Miramar Towers C & D
Approved Annual Budget
Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> \$
OPERATING FUND		
ASSESSMENTS		
	40000 Operating Fund Contribution	1,611,505
	40030 Contingency Fund Contribution	195,700
TOTAL ASSESSMENTS		1,807,205
OTHER REVENUE		
	42015 Key / Security Card	2,000
	43680 Move In / Move Out Fee	5,000
	44130 Interest Income	7,000
	44955 Rent - Strata Suite	12,668
TOTAL OTHER REVENUE		26,668
TOTAL REVENUE		1,833,873
EXPENSES		
ADMINISTRATIVE		
	50750 Committees	2,500
	52045 Office Rent	64,000
TOTAL ADMINISTRATIVE		66,500
INSURANCE & TAXES		
	53000 Insurance	424,610
TOTAL INSURANCE & TAXES		424,610
PROFESSIONAL FEES		
	55120 Concierge Service	159,354
	55235 Legal Fees	20,000
	55570 Management Fees	74,291
	55705 Professional Fees	10,000
TOTAL PROFESSIONAL FEES		263,645
SALARIES & BENEFITS		
	57000 Caretaker Wages & Benefits	80,000

V4098 EPS4098 - Miramar Towers C & D

Approved Annual Budget

Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved 2025/2026 Budget</u> \$
TOTAL SALARIES & BENEFITS		80,000
UTILITIES		
59000	Electricity	84,000
59300	Gas	66,000
59660	Telephone, Cellular, Cable, Internet	3,000
59740	Garbage and Recycling	84,000
59800	Water Sewer	78,000
TOTAL UTILITIES		315,000
BUILDING & GROUNDS		
60285	Public Plaza Maintenance	49,698
61960	Landscaping Maintenance	43,500
62100	Snow Removal	6,000
63200	Miscellaneous	14,000
63310	Pest Control	3,000
63375	Pressure Cleaning	10,000
63450	Window Cleaning	35,100
TOTAL BUILDING & GROUNDS		161,298
MAINTENANCE & REPAIRS		
64115	Repair Maintenance	36,000
64885	Gate	7,500
65235	Carpet Cleaning	5,000
65340	Interior RM	7,000
65915	Elevator RM	53,000
66095	Mechanical RM	60,000
66535	Cleaning Janitorial Service	113,336
66665	Emergency Generator	8,000
67255	Supplies	12,000
67885	Dryer Duct Cleaning	6,500
TOTAL MAINTENANCE & REPAIRS		308,336
SECURITY & MONITORING		
68530	Fire Equipment RM	37,000
69735	Security Upgrades	46,000

V4098 EPS4098 - Miramar Towers C & D
Approved Annual Budget
Feb 01, 2025 to Jan 31, 2026

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> \$
TOTAL SECURITY & MONITORING		83,000
	POOL OPERATIONS	
73576	Contribution to Amenity-Pool	68,171
TOTAL POOL OPERATIONS		68,171
	RECREATION CENTER	
73800	Recreation Facilities / Amenities / Gym	5,000
TOTAL REC CENTER OPERATIONS		5,000
	RESIDENT AMENITIES	
74000	Strata Suite - Expenses	4,838
TOTAL RESIDENT AMENITIES		4,838
	OTHER EXPENSES	
76000	Contingency	195,700
TOTAL OTHER EXPENSE		195,700
TOTAL OPERATING EXPENSES		1,976,097
NET OPERATING INCOME/(LOSS)		(142,224)
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	246,777
ENDING OPERATING FUND BALANCE		104,553

EPS4098 - Miramar Towers C & D
Balance Sheet Condensed

December 31, 2025

Account	Description	Current Month December
Entity: V4098 - EPS4098 - Miramar Towers C & D		
ASSETS		
10000	Petty Cash	1,500
10015 VCC1	Bank - Operating - VCC1 VANCITY	416,816
TOTAL CASH		\$418,316
11000 VCC1	Bank - CRF - VCC1 VANCITY	587,247
TOTAL RESERVE CASH AND INVESTMENTS		\$587,247
13000	Accounts Receivable	14,590
13007	Accounts Receivable - Commercial	4,788
13016	Accounts Receivable Homeowner Chargeback	721
13064	Due from Amenity/Pool	6,598
TOTAL ACCOUNTS RECEIVABLE		\$26,697
14150	Prepaid Expenses	1,307
14165	Prepaid Insurance	242,326
TOTAL PREPAID ASSETS		\$243,633
19120	Operating - Due to/from CRF	(264,356)
19405	CRF - Due to/from Operating	264,356
TOTAL INTERFUND BALANCE		\$0
TOTAL ASSETS		\$1,275,895

Account	Description	Current Month December
Entity: V4098 - EPS4098 - Miramar Towers C & D		
LIABILITIES		
20000	Accounts Payable	(1,426)
20055	Accounts Payable Other	(32)
20115	Accrued Payables Operating	231,045
20360	Refunds Payable	38
TOTAL ACCOUNTS PAYABLE		\$229,625
22520	Refundable Damage Deposits	500
TOTAL DEFERRED LIABILITIES		\$500
23000	Prepaid Assessments	8,337
TOTAL PREPAID ASSESSMENTS		\$8,337
TOTAL LIABILITIES		\$238,463
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	246,777
	CURRENT YEAR SURPLUS (DEFICIT)	(60,949)
TOTAL OPERATING FUND BALANCE		\$185,829
35354	Contingency Reserve Fund - Opening Balance	738,413
	CURRENT YEAR SURPLUS (DEFICIT)	113,190
TOTAL RESERVE FUND BALANCE		\$851,603
TOTAL OWNER'S EQUITY		\$1,037,432
TOTAL LIABILITIES AND EQUITY		\$1,275,895



BFL CANADA Risk and Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3





Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4098, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	MIRAMAR VILLAGE
Property Manager	FirstService Residential BC Ltd. dba FirstService Residential
Policy Period	December 01, 2025 to December 01, 2026
Policy Number	BFL04EPS4098
Insured Location(s)	15165 Thrift Avenue, White Rock, BC V4B 0C1, 1441 Johnston Road, White Rock, BC V4B 3Z4

INSURING AGREEMENT








 PROPERTY (Appraisal Date: December 1, 2025)	DEDUCTIBLE	LIMIT
All Property, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost.		\$146,153,000
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
Contents - Contents for concierge office		\$8,200
All Risks	\$25,000	
Sewer Backup	\$50,000	
Water Damage	\$50,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$50,000	100% of the Policy Limit
Resultant Damage from Construction Defect		
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : 12	24 Hour Waiting Period	\$12,420
 CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
 COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$5,000	\$30,000,000
Non-Owned Automobile	\$5,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		
 CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Human Rights Defense Costs, including coverage for punitive or exemplary damages		Included
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



BFL CANADA Risk and Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600
 Fax: 604-683-9316
 Toll Free: 1-866-669-9602

INSURING AGREEMENT

 BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	
 EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$5,000	\$146,161,200
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): 12	24 Hour Waiting Period	\$12,420
 POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared
 VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
 LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000
 TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000
 CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

Additional Insured

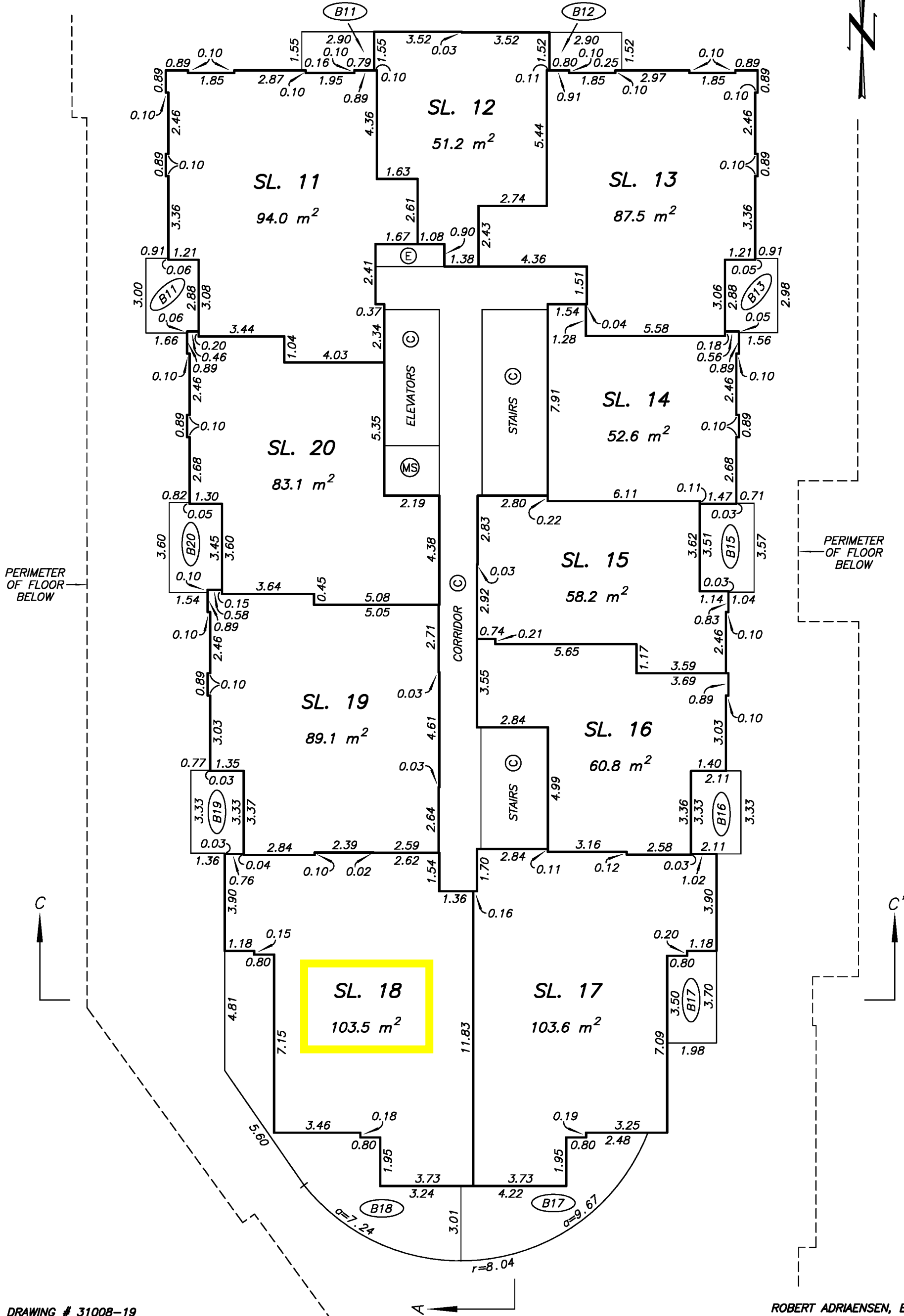
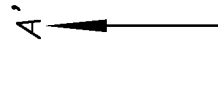
All other Air Space Parcel Owners, Easement Agreement Parties & Remainder Owners as their interest may appear.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

TOWER 3 LEVEL 4 FLOOR PLAN

STRATA PLAN EPS4098

SCALE 1:150



DRAWING # 31008-19
FILE # 31008-19_FP

ROBERT ADRIAENSEN, B.C.L.S.
OCTOBER 10, 2020

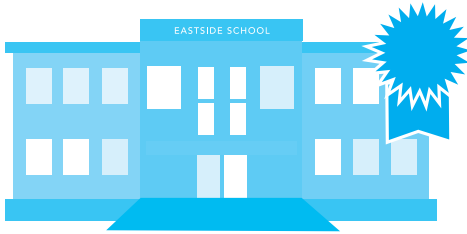


1441 JOHNSTON ROAD

White Rock, BC

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

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.



White Rock Community Centre

15154 Russell Avenue



Hodgson Park

15050 North Bluff Road



White Rock Elementary School Grounds

1273 Fir St



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|-----------------------------|
| 2 Playgrounds | 1 Community Centre |
| 2 Basketball Courts | 1 Sports Court |
| 2 Sports Fields | 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 minute walk away.

Nearest Street Level Transit Stop

Westbound Thrift Ave at Johnston Rd



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 0.68km.

Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15315 Pacific Ave









Police Station

15299 Pacific Ave



Legend

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



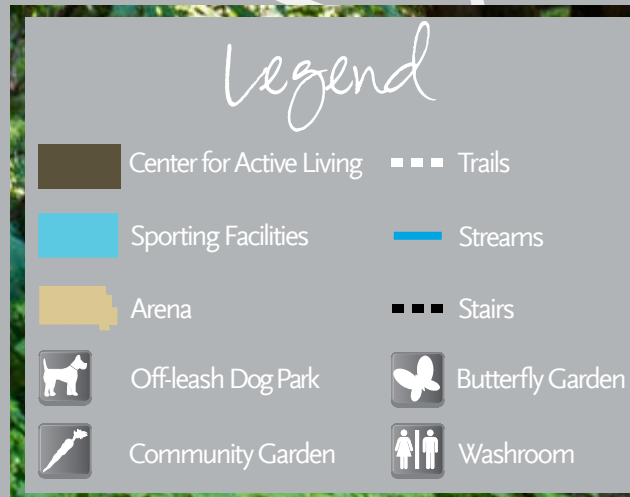
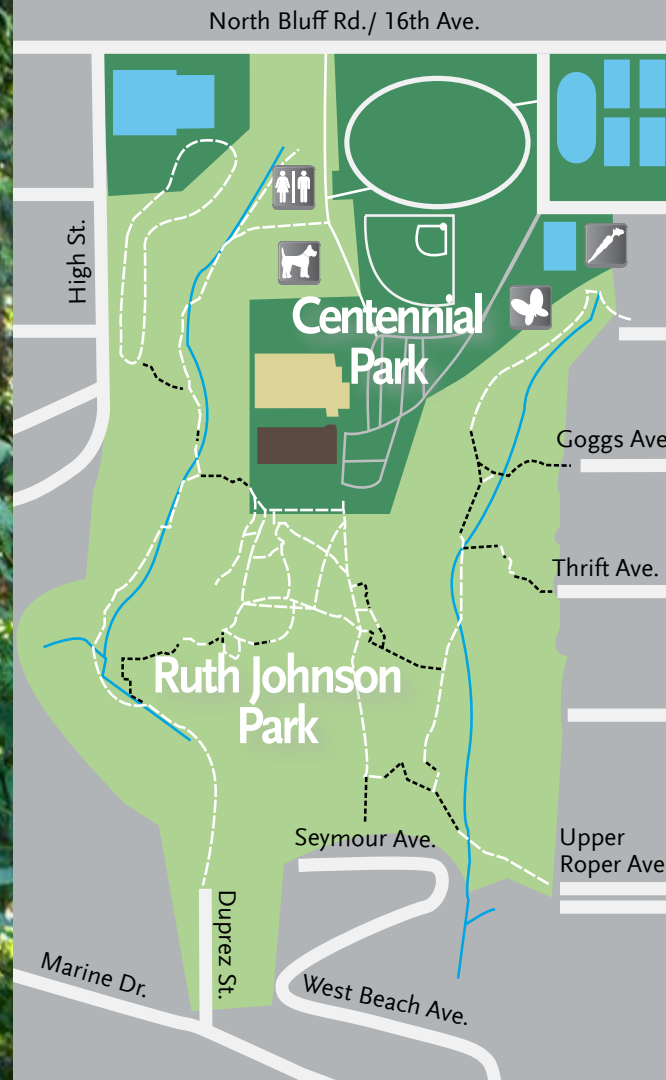
★ map is not to scale

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 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.

