



# Majestic Unobstructed Ocean Views

**14310 Sunset Drive  
White Rock - \$2,900,000**

Excellent Ocean Views, Majestic Mount Baker to the East, USA, San Juan Islands, snow capped Olympic Peninsula to the West and Semiahmoo Peninsula South. This substantial holding property is located on a street of prestigious new homes. Hold or build your dream home. Corner lot 8,954 square feet with frontage and access to Marine Drive. Easy walk to White Rock Beach, restaurants, shops and services. Easy access to US Border, five minutes away.



Floor plans and virtual tours at [www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

*Beebe Cline*

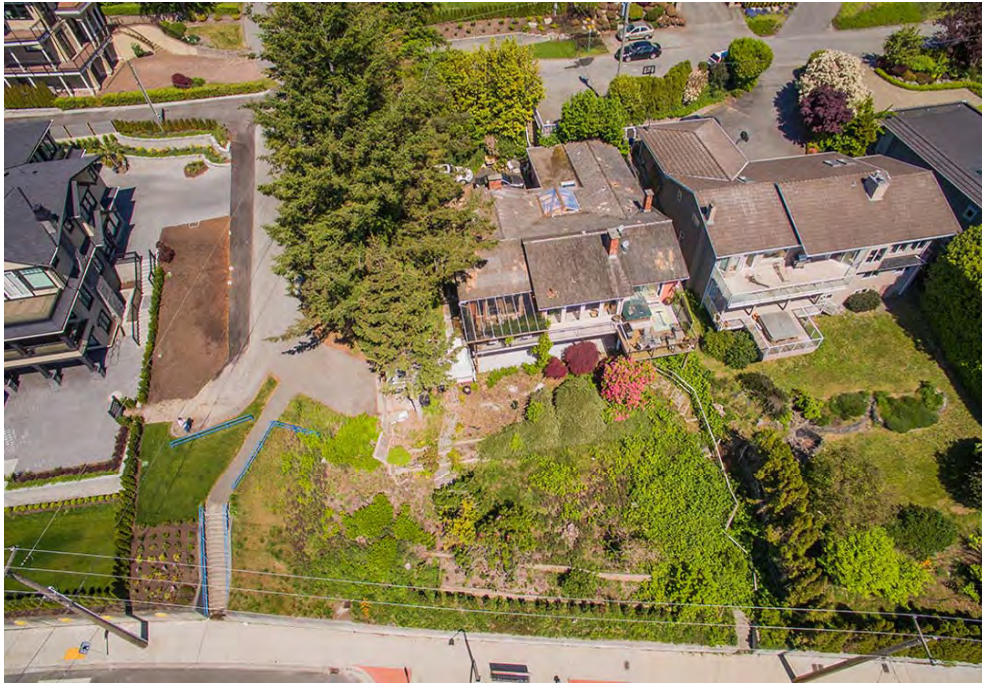
If it's important to You...  
it's important to Me



Business: 604-531-1909 (24 hrs)  
Cell: 604-830-7458  
bcline@shaw.ca  
[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)



Hugh & McKinnon Realty  
14007 North Bluff Road, White Rock





CONCEPT DRAWING ONLY - 14310 SUNSET LANE

WEST ELEVATION



CONCEPT DRAWING ONLY - SOUTH ELEVATION ( OCEANSIDE )

14310 SUNSET LANE - WHITE ROCK , BC





Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-531-1909  
www.beebecline.com  
bcline@shaw.ca



**Active**  
**R3103722**  
Board: F  
House/Single Family

**14310 SUNSET DRIVE**

South Surrey White Rock  
White Rock  
V4B 2V5

Residential Detached  
**\$2,900,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$2,900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>135</b>	Bathrooms:	<b>2</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>8,954.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$8,805.46</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-995-293</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: Ocean, Islands &amp; Mt Baker</b>		
Complex / Subdiv:	<b>White Rock Marine Dr. West</b>		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Wood**

Total Parking: **8** Covered Parking: **2** Parking Access: **Rear, Side**  
Parking: **Garage; Double, RV Parking Avail., Visitor Parking**  
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **3 Blks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN NWP3591, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'3 x 10'9	Below	Bedroom	13'9 x 11'10			x
Main	Eating Area	13'2 x 8'5			x			x
Main	Kitchen	17'6 x 7'8			x			x
Main	Dining Room	16'3 x 13'9			x			x
Main	Living Room	20'7 x 20'1			x			x
Main	Master Bedroom	17'1 x 13'10			x			x
Main	Walk-In Closet	8'11 x 6'10			x			x
		x			x			x
Below	Family Room	20'1 x 18'2			x			x
Below	Bedroom	15'2 x 10'7			x			x

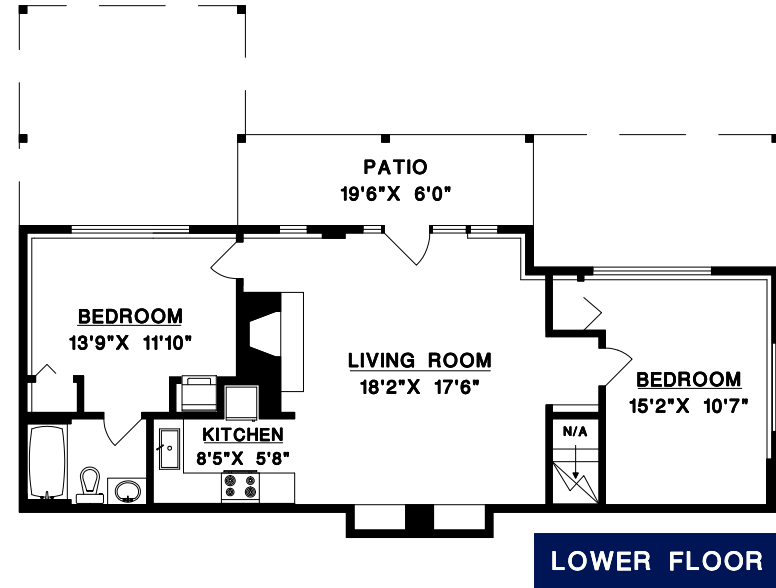
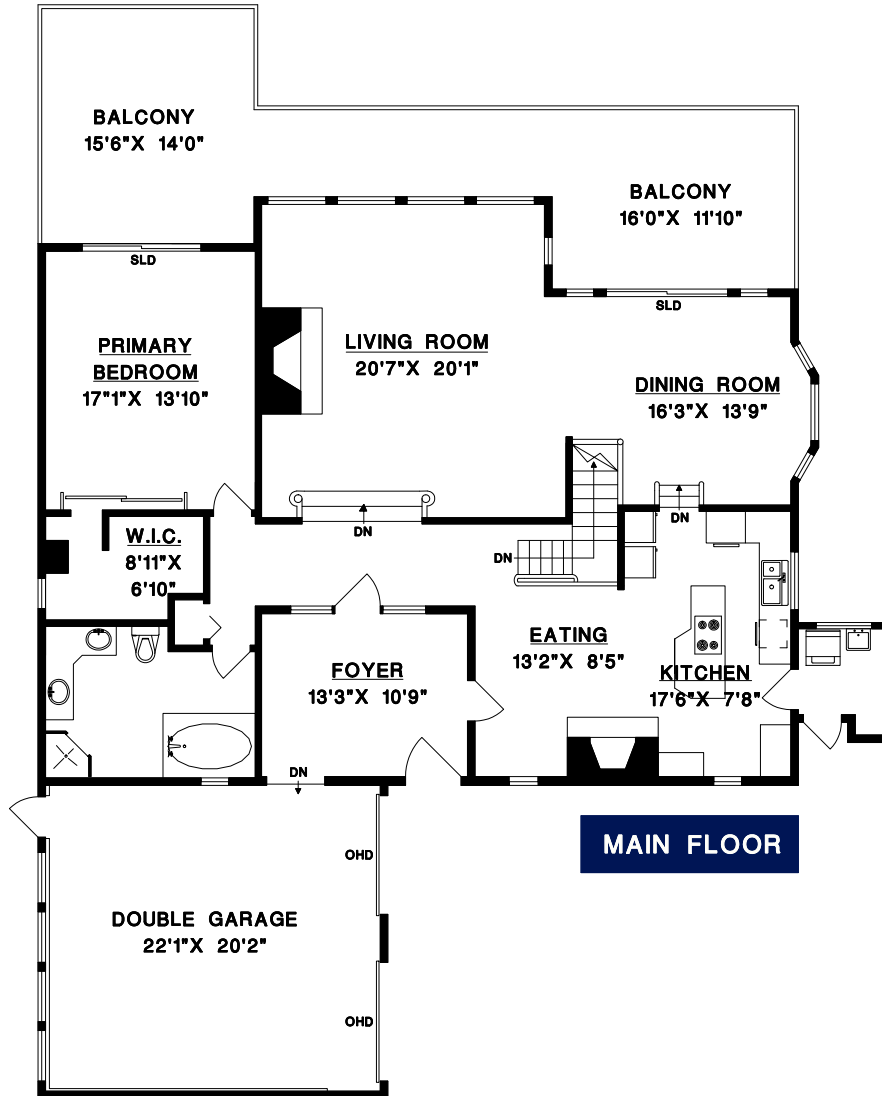
Finished Floor (Main):	<b>1,704</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>905</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>2,609 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz: <b>20x22</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>2,609 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6			<b>No</b>	
			7			<b>No</b>	
			8			<b>No</b>	

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

**Unprecedented views on Hillside White Rock, 8,954 sqft lot, 135 feet deep and 70 feet of frontage on Marine Drive South & Sunset Lane North. View is spanning East to West over the ocean with sunrises & sunsets. Property sits on the corner of Kerfoot Road West and fronts onto prestigious Marine Drive. Sunset lane is quiet road with established mansions with no traffic, your parking access to home is off Sunset Lane or Kerfoot Rd. Rancher with walk-out basement 2,600 sqft captures that 70's show. Three bedrooms & two bath. Would be a fun renovation or revenue home until you rebuilt your new millennium beach house. Location, location you can't beat. Best schools: Semiahmoo Secondary & Bayridge Elementary. Walk to pier, enjoy the shores of White Rock Beach every day. Clean air & healthy life.**

**BEEBE CLINE**

BUS: 604-531-1909  
 CEL: 604-830-7458  
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MAIN FLOOR	1859	SQ. FT.
LOWER FLOOR	904	SQ. FT.
<b>FINISHED AREA</b>	<b>2763</b>	<b>SQ. FT.</b>

GARAGE	477	SQ. FT.
BALCONY	519	SQ. FT.
PATIO	259	SQ. FT.



1" = 6'  
 SCALE

DRAWN BY: CN  
 DATE: MAY 2016  
 REVISED: SEPTEMBER 2025



**HUGH & MCKINNON**  
REALTY  
ESTABLISHED 1909



## 14310 SUNSET DRIVE

售價：\$2,900,000

8,954 平方呎

地濶：70 呎

地長：135 呎

後園向南

白石西海灘

全海景

室內 2,609 平方呎

3 睡房 / 2 浴室

三面臨街：西向 Kerfoot, 正南 Marine West, 東向 Sunset Drive

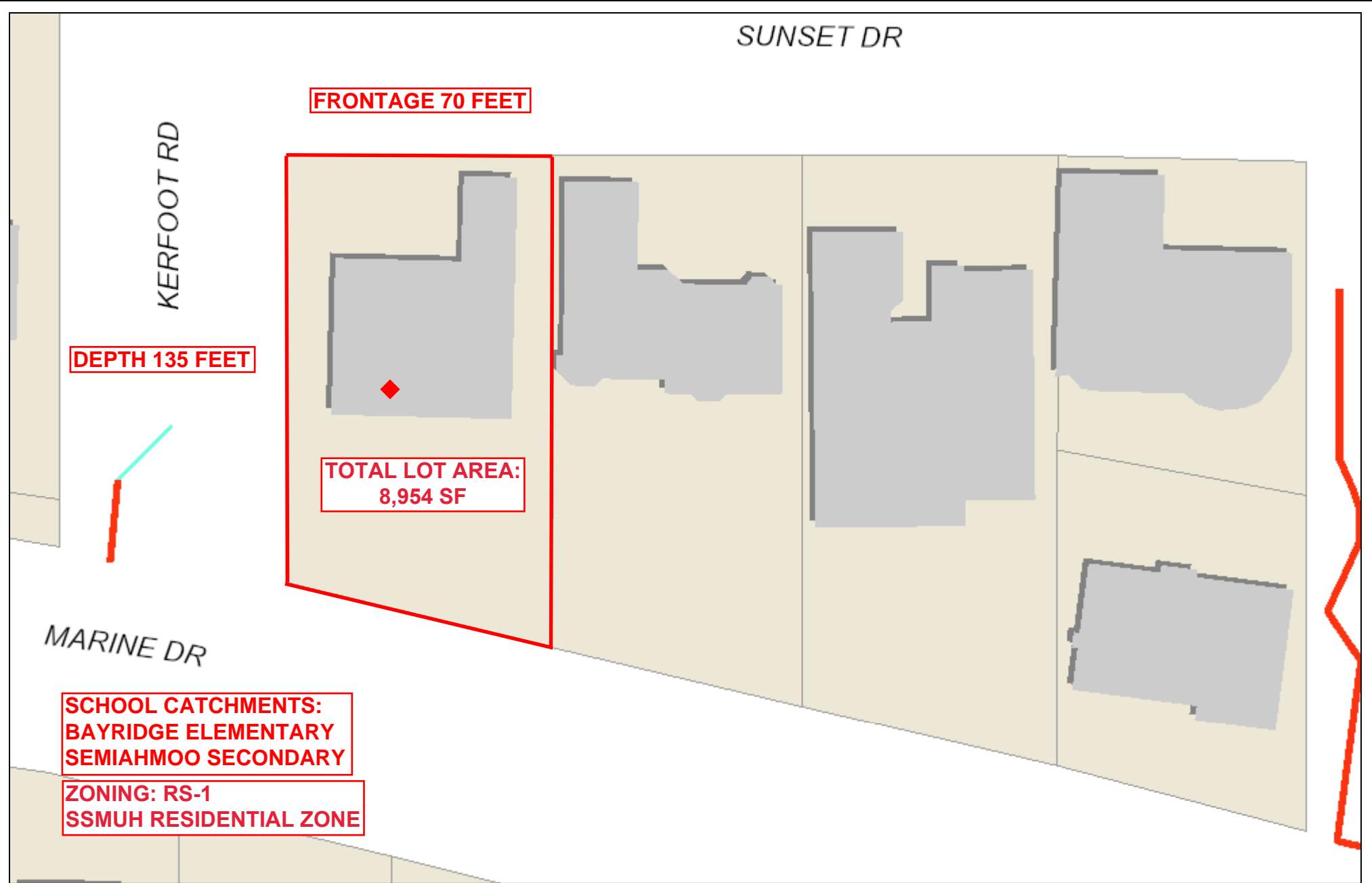
分區 RS-1

寧靜無閒雜交通

建造夢想家園

地點一流

文件備索：



14310 Sunset Drive

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Scale: 1:432



Map created on: 28/04/2016





14310 Sunset Drive

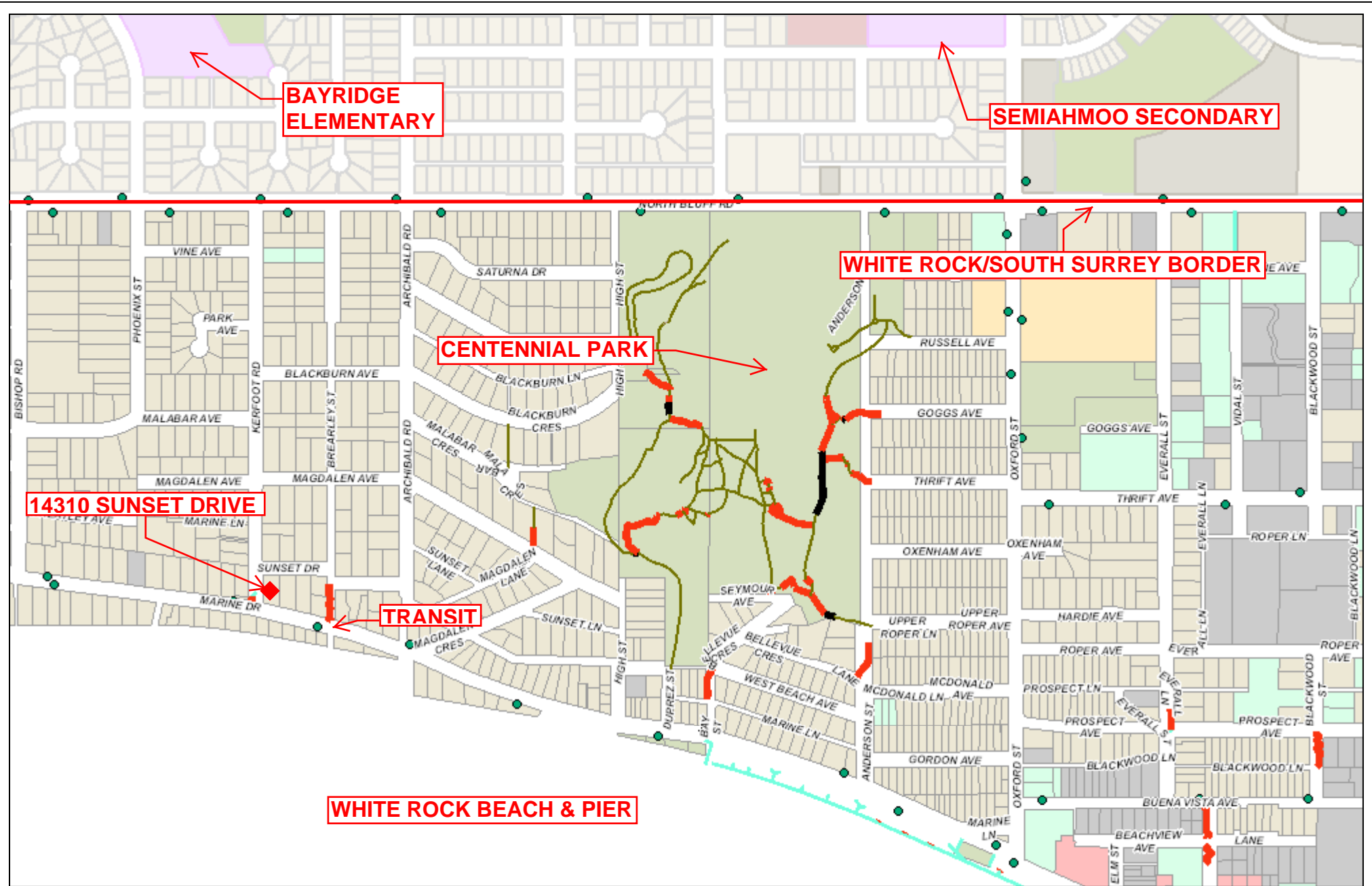
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Scale: 1:396



Map created on: 28/04/2016





14310 Sunset Drive

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Scale: 1:6,858



Map created on: 28/04/2016



# 6.0 General Zones – Uses Permitted & Zone Provisions

## 6.1 RS-1 SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop*, on a single parcel of land within the urban containment boundary, in a variety of building forms.

### 6.1.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
  - a) a *one-unit residential use*; or,
  - b) *house-plex*.

### 6.1.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - 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 dwelling unit* 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.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory use* is permitted:
  - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3;

### 6.1.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 SSMUH Residential Zone are as follows:

Lot width	18.0m (59.04.2ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m <sup>2</sup> (7,986.82ft <sup>2</sup> )

### 6.1.4 Lot Coverage:

- 1) The maximum *lot coverage* is 40%.

### 6.1.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Upto 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Upto 6 dwelling units

**6.1.6 Floor Area:**

- 1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of 6 *dwelling units* on a parcel of land.
- 2) maximum permitted floor area of a 2<sup>nd</sup> storey for a *principal building* shall not exceed 80% of the footprint for the 1<sup>st</sup> storey including the attached garage and that portion of any covered porch, deck or carport.

**6.1.7 Landscape Requirements:**

- 1) The maximum *impermeable surface* area on the parcel of land is 70%;
- 2) The minimum *permeable surface* area on the parcel of land is 30%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

**6.1.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m (16.40ft).

**6.1.9 Minimum Setback Requirements:**

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings, Structures, or Accessory Dwelling Unit</b>
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 6.0m (19.69ft.), where the rear lot	3.8m (12.47ft)	1.5m (4.92ft)

line abuts the interior side lot line of an adjacent residential lot		
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)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

**6.1.10 Ancillary Buildings and Structures or Accessory Dwelling Units:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.8 and 6.1.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings or structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same lot.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.







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



North Bluff Rd./ 16th Ave.



# Legend

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



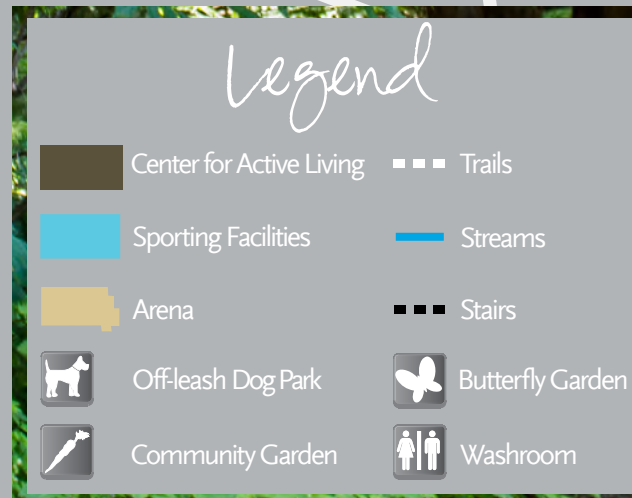
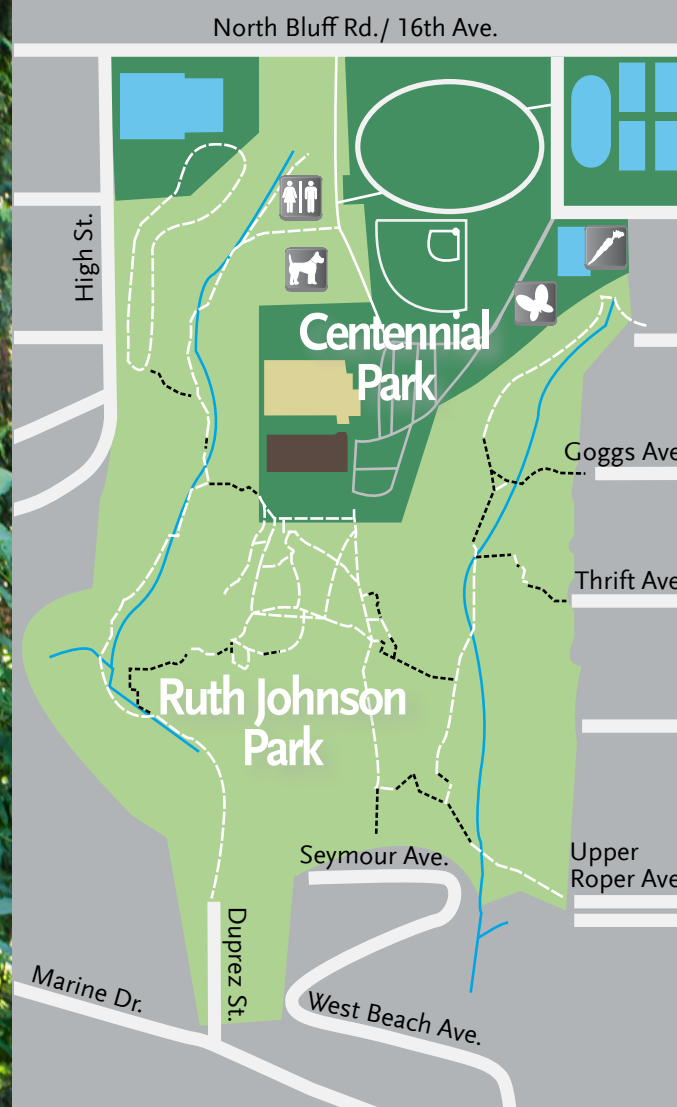
★ map is not to scale

**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.

