



PROPERTY REPORT

14027 BLACKBURN AVENUE

White Rock

V4B 2Z6


PID: 017-763-321

VIDEO TOUR LINK: <https://vimeo.com/914670063>



Beebe Cline - PREC
Hugh & McKinnon Realty Ltd.
Surrey
P: +1604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com

Beebe Cline
PERSONAL REAL ESTATE CORPORATION

 HUGH & MCKINNON
14007 North Bluff Rd,
White Rock

604.830.7458 | bcline@shaw.ca | whiterocklifestyles.com













Presented by:

Beebe Cline - PREC

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



Active
R3093696

Board: F
House/Single Family

14027 BLACKBURN AVENUE

South Surrey White Rock
White Rock
V4B 2Z6

Residential Detached

\$1,880,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,880,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 46.00	Bathrooms: 4	Age: 31
Frontage(metres): 14.02	Full Baths: 3	Zoning: RS-2
Depth / Size: 108	Half Baths: 1	Gross Taxes: \$7,140.14
Lot Area (sq.ft.): 4,988.00	Rear Yard Exp: Northwest	For Tax Year: 2024
Lot Area (acres): 0.11	P.I.D.: 017-763-321	Tax Inc. Utilities?:
Flood Plain:	Tour: Virtual Tour URL	
View: No :		
Complex/Subdiv: White Rock West Side		
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: **Glass, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
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: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 3 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP4327**

Amenities: **Garden, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,267	Main	Foyer	12'0 x 10'2	Bsmt	Recreation Room	23'6 x 12'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'6 x 13'7	Bsmt	Storage	12'10 x 5'5	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'9 x 11'1	Bsmt	Media Room	15'4 x 14'5	Above 3
Finished Floor (Basement):	1,044	Main	Kitchen	16'3 x 8'10	Bsmt	Den	11'4 x 7'7	Above 5
Finished Floor (Total):	3,634sq. ft.	Main	Family Room	16'3 x 14'10	Bsmt	Storage	4'4 x 3'8	Bsmt 3
Unfinished Floor:	0	Main	Laundry	9'2 x 8'0			x	
Grand Total:	3,634sq. ft.	Main	Office	10'10 x 8'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	25'11 x 13'10			x	
		Above	Walk-In Closet	8'2 x 6'4			x	
		Above	Bedroom	16'2 x 10'9			x	
		Above	Bedroom	19'2 x 15'10			x	
				x			x	

Suite: **None**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

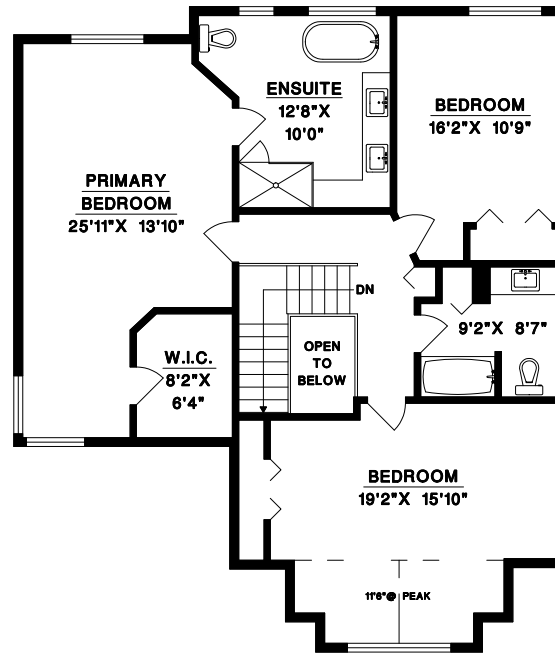
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

White Rock West Side exec. home 3,634 SF. Ceiling heights on main flr 9 ft. Vaulted formal living rm / dining rm w/ nat gas fp, office w/ balcony south 254 SF. All hardwd flrs on main & above on the bdrm level. Functional open concept family room & ample sized kitchen, plenty of cabinets, island, bevelled-edged corian counters & large eating nook. Fireplace feature wall w/ storage options. Vaulted 17'10" foyer w/ staircase up. 3 generous bdrms above. Primary suite 575 SF. Below: basement 1 bdrm & full bath, rec room & wet bar + storage room. Dual access to garage 466 SF. Backyard is bright fenced & landscaped, gazebo-arbor & patio 446 SF. Schools: Semi. & Bayridge. Walk to beach, parks & rec: tennis, pickleball, playground. Transit & shopping.

BEEBE CLINE

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

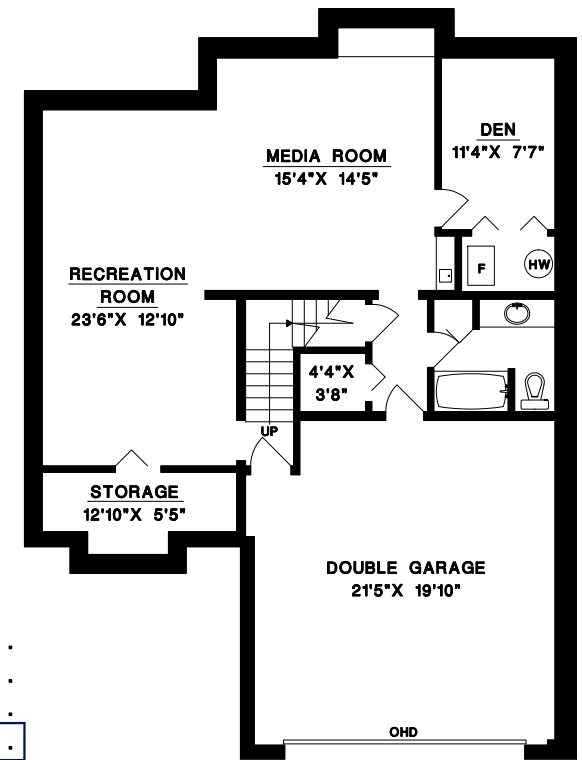
**14027 BLACKBURN AVENUE,
 WHITE ROCK, B.C.**



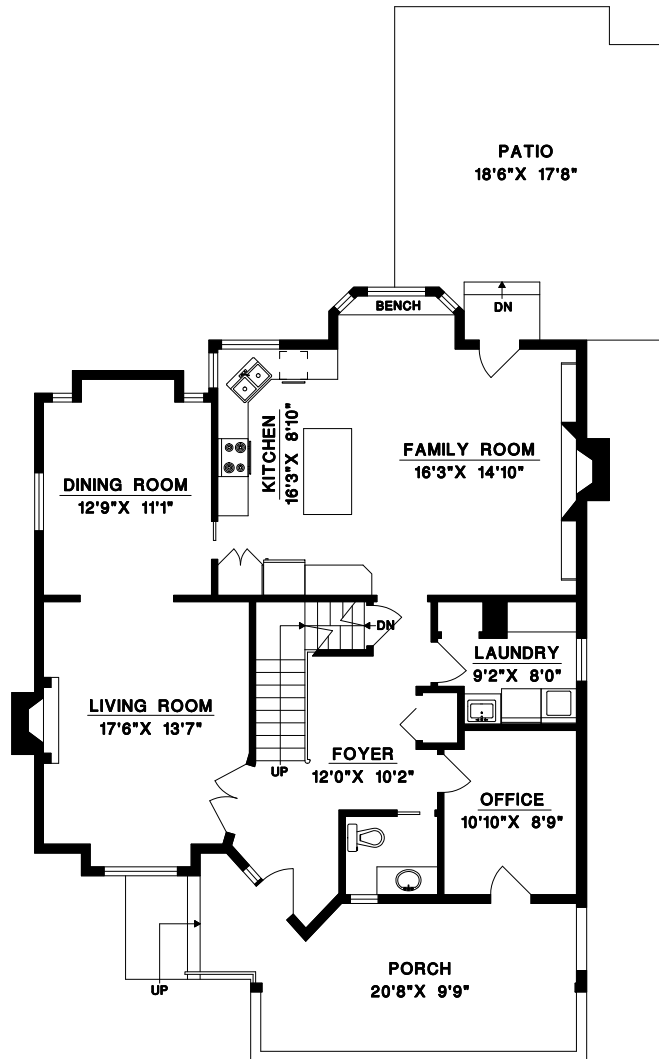
UPPER FLOOR

UPPER FLOOR	1267	SQ. FT.
MAIN FLOOR	1323	SQ. FT.
LOWER FLOOR	1044	SQ. FT.
FINISHED AREA	3634	SQ. FT.

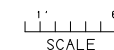
GARAGE	480	SQ. FT.
PORCH	287	SQ. FT.
PATIO	365	SQ. FT.



LOWER FLOOR



MAIN FLOOR



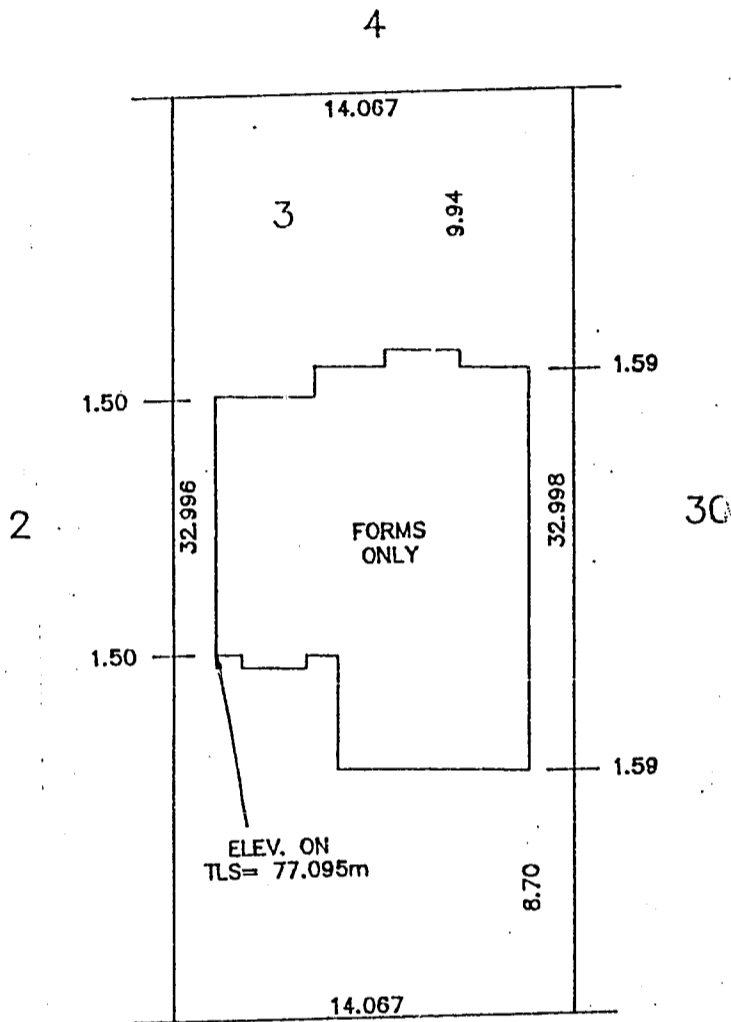
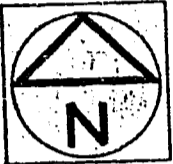
DRAWN BY: CN
 DATE: FEBRUARY 2024
 REVISED:

14027 BLACKBURN AVENUE				
PROPERTY COST		Amount		
List Price		\$ 1,880,000.00		
EXPENSES		Amount	Monthly	Yearly
Property Taxes			\$595.01	\$7,140.14
Insurance			\$242.67	\$2,912.00
Hydro			\$93.00	\$1,116.00
Gas			\$112.00	\$1,344.00
Water/Sewer			\$70.00	\$840.00
Total Expenses			\$ 1,112.68	\$ 13,352.14

*Expenses/Utility amounts are based on estimated figures and should be verified by the Buyer if deemed

PLAN SHOWING LOCATION OF FORMS ON LOT 3,
SEC. 9, TP1, NWD PLAN LMP _____

SCALE- 1: 250



BLACKBURN AVENUE

ROWBOTHAM
BRITISH COLUMBIA
LAND SURVEYORS
#204-15585 24th AVE.,
SURREY, B.C.
V4A 2J4

This plan to be used for Municipal
and/or Mortgage purposes only and
is not to be used to define boundaries

The plan above shows the correct
dimensions of the above described
property.

CERTIFIED CORRECT

Dated this 8th day of JUNE, 1992

Our File - 11873FRB

Your Ref.



February 16, 2024

Dear Beebe,

Terra Firma Title Review is pleased to be able to provide you the legal opinion of the property you requested. This legal opinion of the property was prepared and completed by the real estate law firm of Spagnuolo & Company.

Over the last 10 years, Spagnuolo & Company have completed over 100,000 real estate transactions for real estate buyers across 18 B.C. offices.

PID: 017-763-321

Please note that there are no *non-financial* charges on title.

If you have any questions about this review, please contact us at info@terrafirmareview.com.

Regards,

Terra Firma Title Reviews



**Unlimited B.C. Land
Title Reviews with
a Legal Opinion**

#300-906 Roderick Avenue
Coquitlam BC
V3K 1R1

604-527-4242
info@terrafirmareview.com



14027 Blackburn 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.

Bayridge Elementary
Designated Catchment School
Grades K to 7
1730 142 St

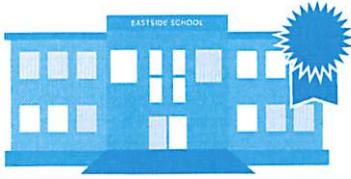
Semiahmoo Secondary
Designated Catchment School
Grades 8 to 12
1785 148 St

Other Local Schools

École Laronde Elementary
Grades K to 7
1880 Laronde Dr

East Kensington Elementary - EKOLogy
Grades K to 5
2795 184 St

McLeod Road Traditional Elementary
Grades K to 7
6325 142 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.

Coldicutt Park
14064 Marine Drive



5 mins

Bay Ridge Park
14320 - 17 Avenue
    


9 mins

Barge Park
13689 Malabar Avenue



9 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|----------------|
| 2 Playgrounds | 1 Sports Field |
| 2 Tennis Courts | 1 Beach |
| 1 Basketball Court | 1 Sports Court |
| 1 Ball Diamond | 3 Trails |



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

 **Nearest Street Level Transit Stop**
Eastbound North Bluff Rd at Nichol Rd


3 mins

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 2.96km.

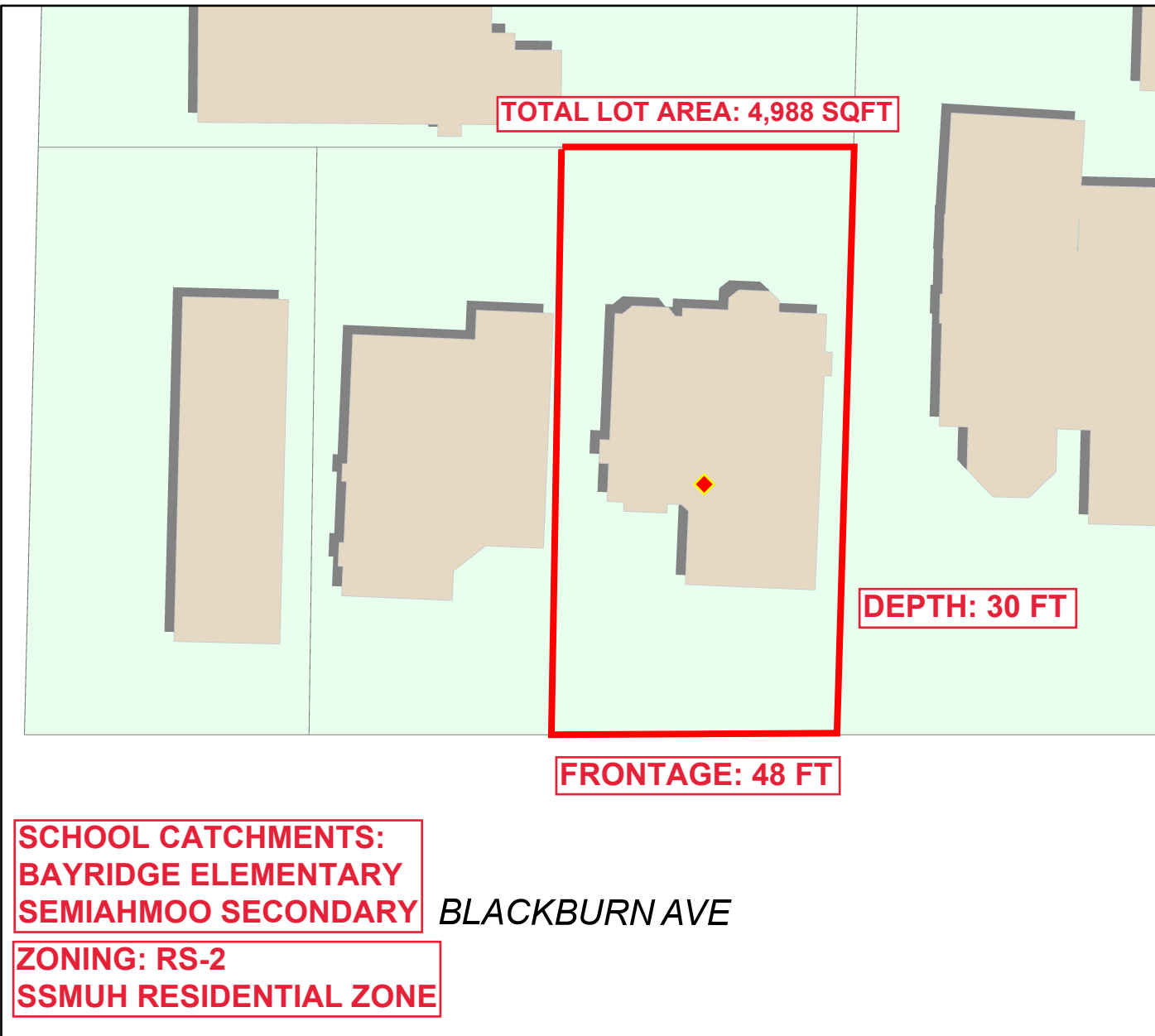
 **Fraser Health - Peace Arch Hospital**
15521 Russell Ave

 **Fire Station**
15155 18 Ave



 **Police Station**
1815 152 St



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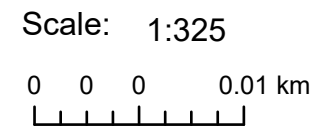


Legend

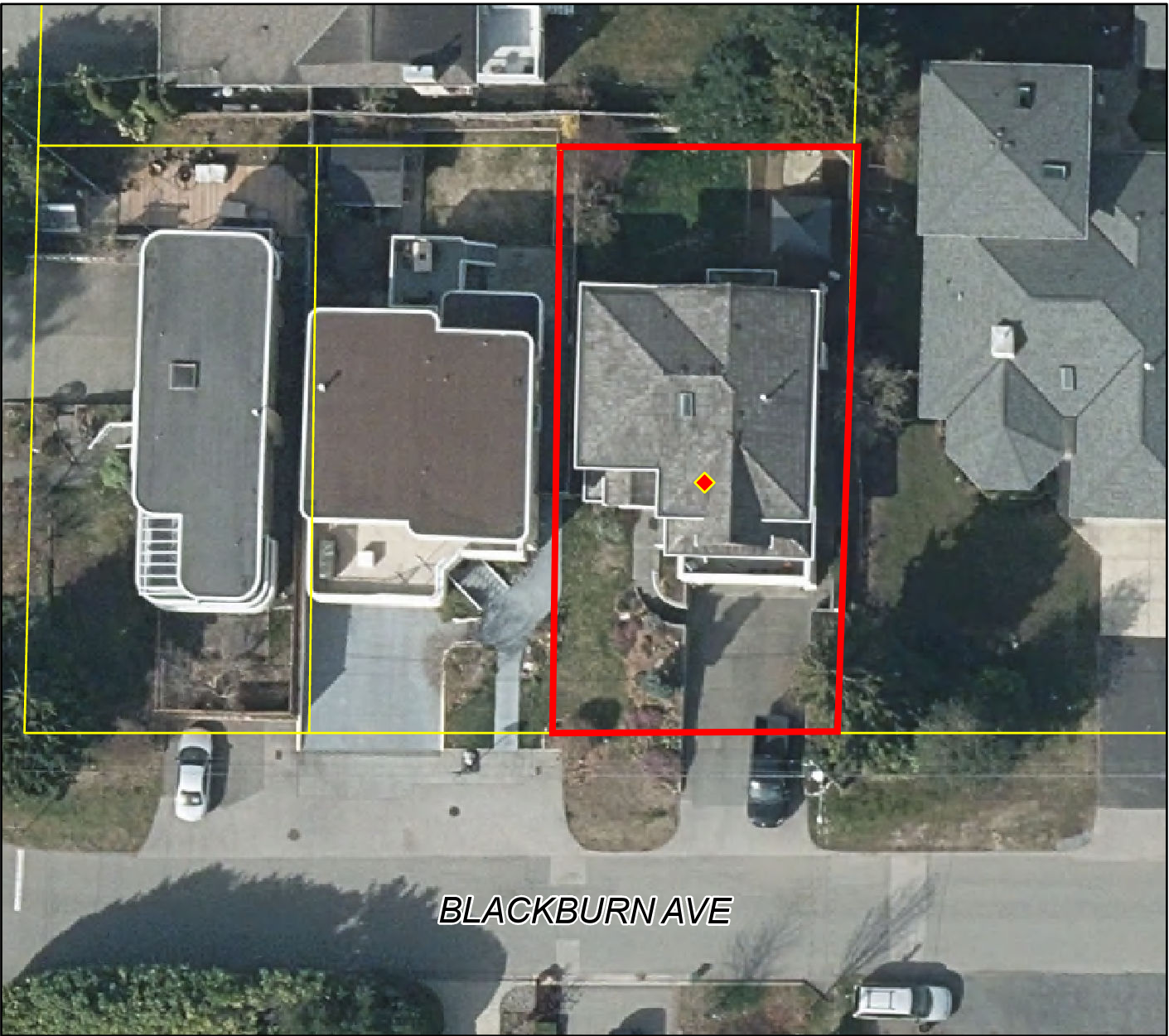
-  Lots (outlines)
-  Lots





14027 Blackburn Avenue



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)



14027 Blackburn Avenue

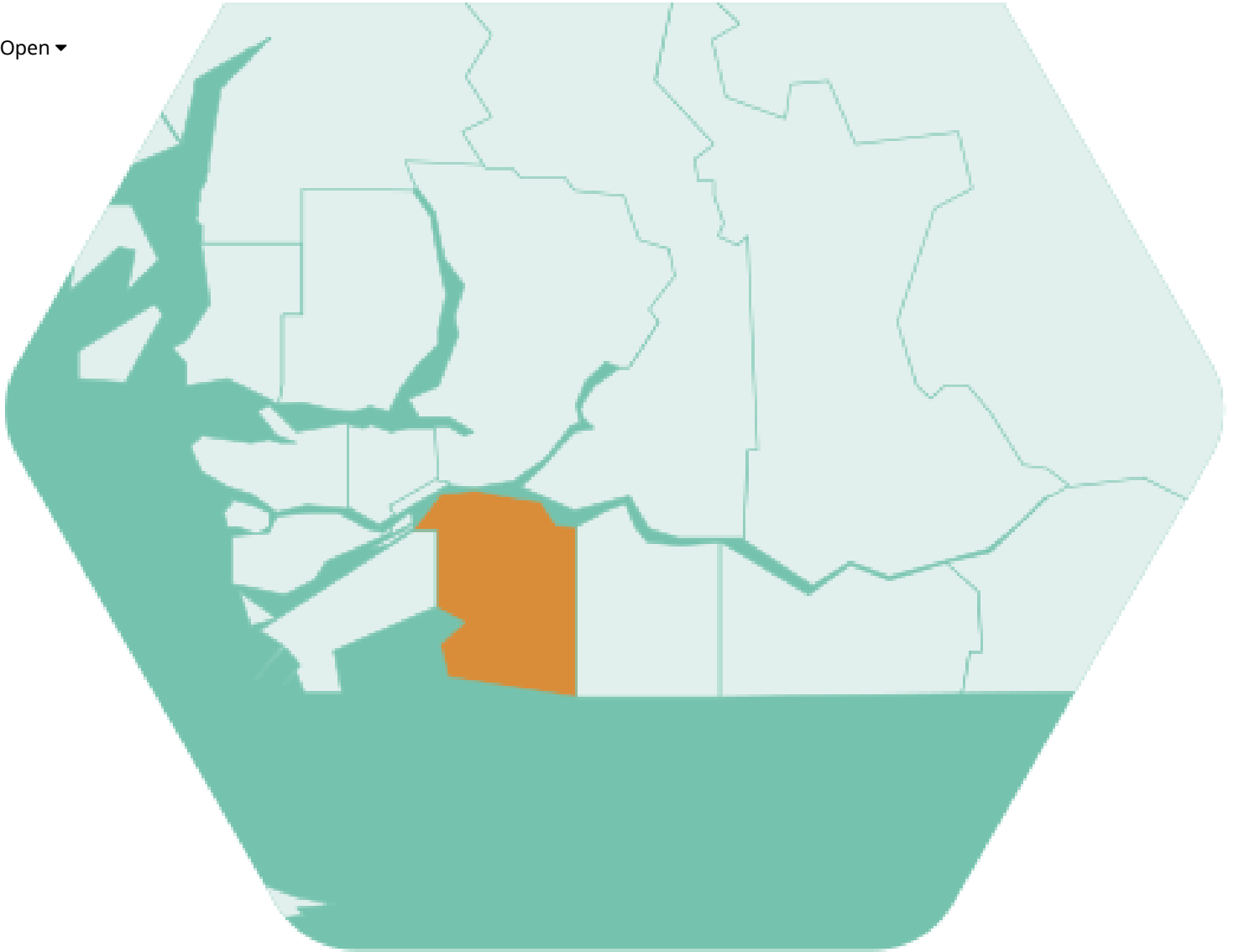
Scale: 1:325

0 0 0 0.01 km



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Open ▼



Public School

Bayridge Elementary

School Address: [1730 142 St, Surrey, BC V4A 6G7](#)Phone: [604 531-8082](tel:6045318082)Email: bayridge@surreyschools.ca

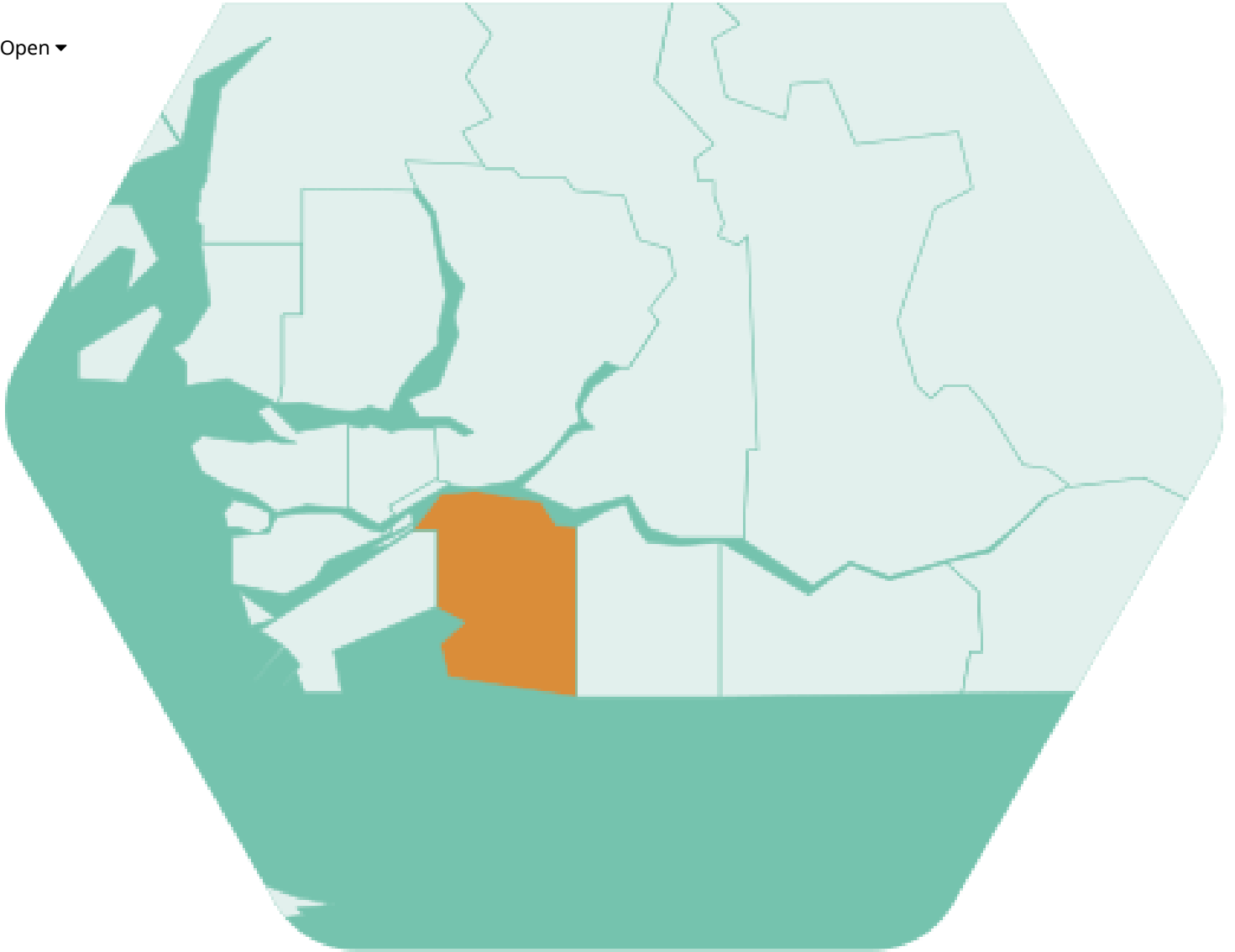
Principal: Ms. Jane Forbes

School District: Surrey (36)

Grade Level: K-7

School ID: 03636162

Open ▼



Public School

Semiahmoo Secondary

School Address: [1785 148 St, Surrey, BC V4A 4M5](#)Phone: [604 536-2131](tel:6045362131)Email: semiahmoo@surreyschools.ca

Principal: Ms. Alyssa Malkoske

School District: Surrey (36)

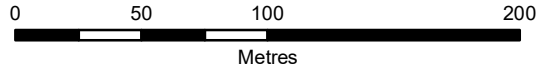
Grade Level: 8-12

School ID: 03636049

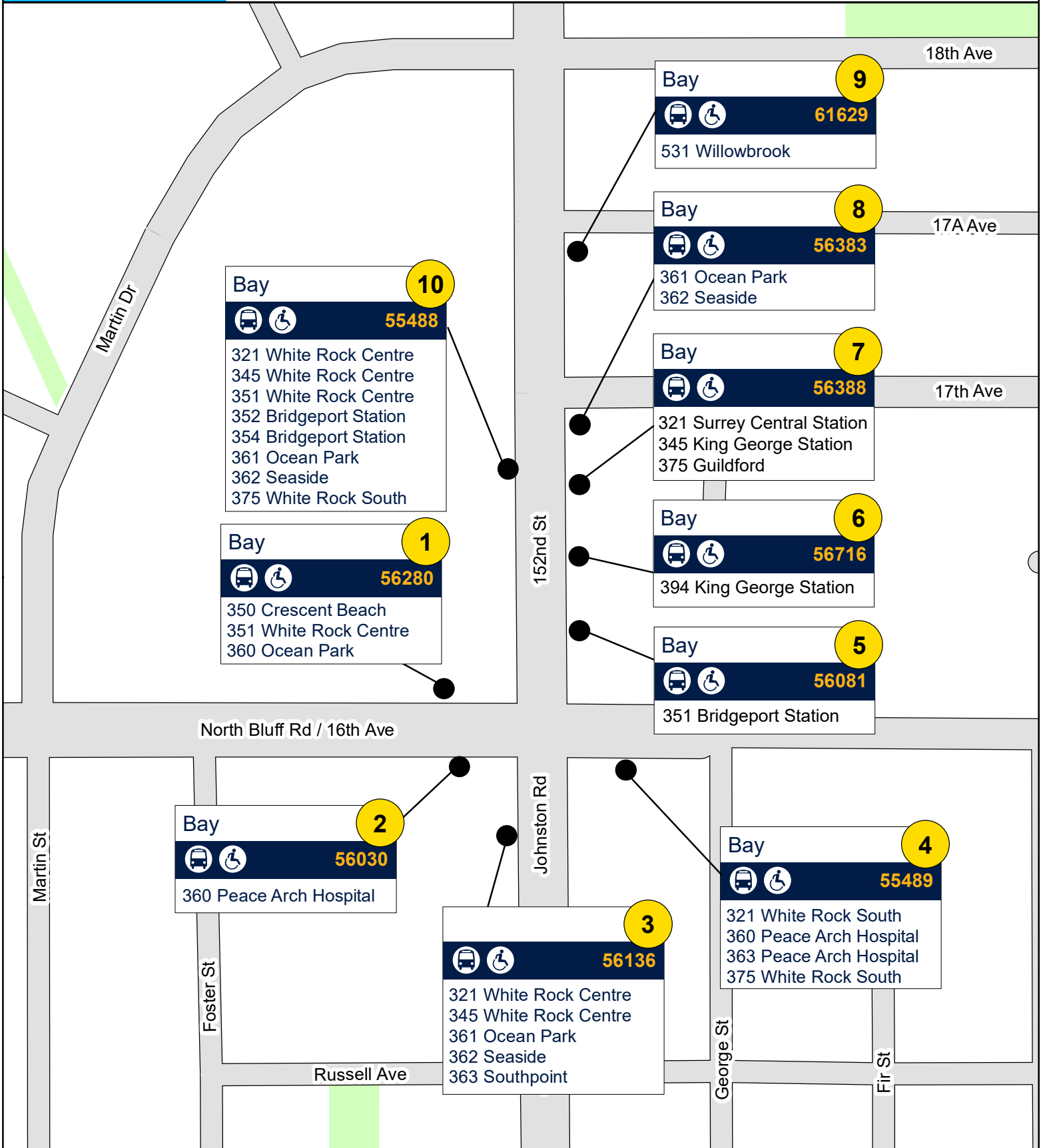


White Rock Centre

16th Ave & 152nd St, Surrey, BC / North Bluff Rd & Johnston Rd, White Rock, BC



April 2021



Bay **10**

55488

321 White Rock Centre
345 White Rock Centre
351 White Rock Centre
352 Bridgeport Station
354 Bridgeport Station
361 Ocean Park
362 Seaside
375 White Rock South

Bay **1**

56280

350 Crescent Beach
351 White Rock Centre
360 Ocean Park

Bay **9**

61629

531 Willowbrook

Bay **8**

56383

361 Ocean Park
362 Seaside

Bay **7**

56388

321 Surrey Central Station
345 King George Station
375 Guildford

Bay **6**

56716

394 King George Station

Bay **5**

56081

351 Bridgeport Station

Bay **2**

56030

360 Peace Arch Hospital

Bay **3**

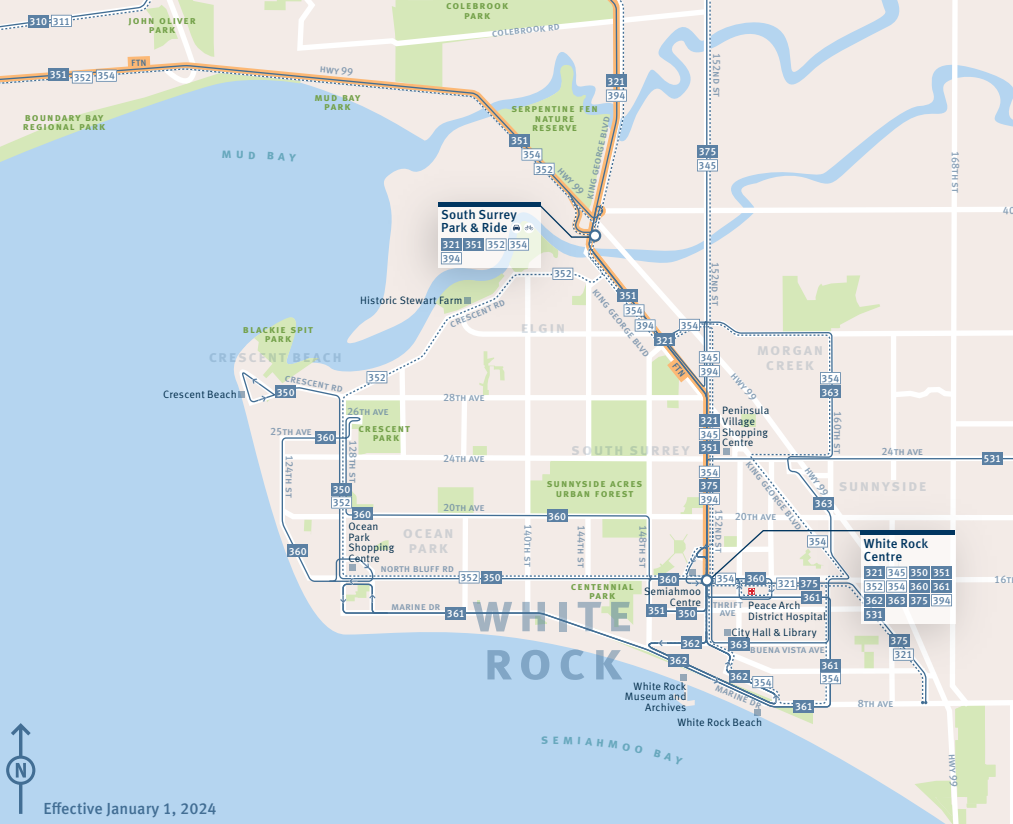
56136

321 White Rock Centre
345 White Rock Centre
361 Ocean Park
362 Seaside
363 Southpoint

Bay **4**

55489

321 White Rock South
360 Peace Arch Hospital
363 Peace Arch Hospital
375 White Rock South



Effective January 1, 2024

Centennial & Ruth Johnson Park



LEGEND

-  Trails
-  Stairs
-  Streams
-  Ruth Johnson Park
-  Centennial Park
-  Baseball Diamond
-  Butterfly Garden
-  Tennis Courts
-  Lacrosse Box
-  Soccer Field
-  Mann Park Lawn Bowling
-  Off-Leash Dog Park
-  Community Garden
-  Horseshoe Pit

PARK INFORMATION

- Park Hours: Dawn to Dusk
- Pay Parking is in effect 24/7
- 14600 North Bluff Rd., White Rock
Phone: (604) 541-2161