

# 14999 BLACKWOOD LANE











Presented by:

# Beebe Cline - PREC

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



**Active**  
**R3082850**  
Board: F  
House/Single Family

## 14999 BLACKWOOD LANE

South Surrey White Rock  
White Rock  
V4B 2A8

Residential Detached

**\$3,799,000** (LP)

(SP)



Virtually Staged by ROVECONCEPTS

|   |   |                                     |
|---|---|-------------------------------------|
| Sold Date:  | If new, GST/HST inc?:   | Original Price: <b>\$3,799,000</b>  |
| Meas. Type: <b>Feet</b>                           | Bedrooms: <b>5</b>  | Approx. Year Built: <b>2019</b>     |
| Frontage(feet): <b>32.90</b>                      | Bathrooms: <b>5</b>   | Age: <b>6</b>                       |
| Frontage(metres): <b>10.03</b>                    | Full Baths: <b>3</b>  | Zoning: <b>RS-3</b>                 |
| Depth / Size: <b>120</b>                          | Half Baths: <b>2</b>  | Gross Taxes: <b>\$11,612.11</b>     |
| Lot Area (sq.ft.): <b>3,969.00</b>                | Rear Yard Exp: <b>North</b>   | For Tax Year: <b>2024</b>           |
| Lot Area (acres): <b>0.09</b>                     | P.I.D.: <b>029-746-469</b>  | Tax Inc. Utilities?: <b>No</b>      |
| Flood Plain: <b>No</b>                            | View: <b>Yes: Pier Ocean Islands</b>  | Tour: <b>Virtual Tour URL</b>       |
| Complex/Subdiv: <b>White Rock Beach West Side</b> | Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> |                                     |
| First Nation Reserve:                             | Sewer Type: <b>City/Municipal</b>   | Water Supply: <b>City/Municipal</b> |

|   |  |  |                                    |
|---|--|--|------------------------------------|
| Style of Home: <b>3 Storey w/ Bsmt</b>                                    | Total Parking: <b>8</b>                  | Covered Parking: <b>4</b>                | Parking Access: <b>Front</b>       |
| Construction: <b>Concrete, Frame - Metal, Frame - Wood</b>                | Parking: <b>Grge/Double Tandem, Open</b> | Driveway Finish: <b>Concrete</b>         | Dist. to School Bus: <b>3 blks</b> |
| Exterior: <b>Glass, Stucco</b>  | Dist. to Public Transit: <b>1 blk</b>    | Title to Land: <b>Freehold NonStrata</b> | Land Lease Expiry Year:            |
| Foundation: <b>Concrete Perimeter</b>                                     | Property Disc.: <b>Yes</b>               | Fixtures Leased: <b>No</b>               |                                    |
| Renovations:  | Reno. Year:                              | Fixtures Rmvd: <b>No</b>                 |                                    |
| # of Fireplaces: <b>2</b>   | R.I. Fireplaces:                         | Floor Finish:                            |                                    |
| Fireplace Fuel: <b>Electric, Natural Gas</b>                              | Rain Screen: <b>Full</b>                 |  |                                    |
| Fuel/Heating: <b>Heat Pump, Natural Gas, Radiant</b>                      | Metered Water:                           |  |                                    |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck</b> | R.I. Plumbing:                           |  |                                    |
| Type of Roof: <b>Torch-On</b>   |  |  |                                    |

Legal: **LOT 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP51207**

Amenities: **Air Cond./Central, Elevator, Guest Suite, In Suite Laundry, Storage, Wheelchair Access**

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

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Oven - Built In, Refrigerator, Security System, Sprinkler - Fire, Stove**

| Finished Floor (Main):                                | 1,369                 | Floor               | Type            | Dimensions          | Floor       | Type            | Dimensions   | Bathrooms  |
|---|-----------------------|---------------------|-----------------|---------------------|-------------|-----------------|--------------|------------|
| Finished Floor (Above):                               | 1,137                 | Above               | Living Room     | 21'3 x 17'0         | Below       | Bedroom         | 10'7 x 10'5  | Floor #Pcs |
| Finished Floor (AbvMain2):                            | 0                     | Above               | Dining Room     | 16'11 x 15'9        | Below       | Laundry         | 5'9 x 4'0    | Above 2    |
| Finished Floor (Below):                               | 1,431                 | Above               | Kitchen         | 18'1 x 12'9         | Below       | Recreation Room | 20'4 x 16'3  | Main 4     |
| Finished Floor (Basement):                            | 598                   |                     |                 | x                   | Below       | Bedroom         | 10'10 x 10'7 | Main 5     |
| Finished Floor (Total):                               | 4,535sq. ft.          | Main                | Foyer           | 8'6 x 8'0           | Bsmt        | Gym             | 22'6 x 11'5  | Below 3    |
| Unfinished Floor:                                     | 0                     | Main                | Primary Bedroom | 16'9 x 12'8         |             |                 | x            | Bsmt 2     |
| Grand Total:  | 4,535sq. ft.          | Main                | Walk-In Closet  | 10'9 x 6'11         |             |                 | x            |            |
| Flr Area (Det'd 2nd Res):                             | sq. ft.               | Main                | Bedroom         | 12'9 x 11'7         |             |                 | x            |            |
|   |                       | Main                | Bedroom         | 13'7 x 11'3         |             |                 | x            |            |
|   |                       | Main                | Laundry         | 8'5 x 5'9           |             |                 | x            |            |
|   |                       |                     |                 | x                   |             |                 | x            |            |
| Suite: <b>Legal Suite</b>                             |                       | Below               | Kitchen         | 10'0 x 10'0         |             |                 | x            |            |
| Basement: <b>Full, Fully Finished, Separate Entry</b> |                       | Below               | Living Room     | 10'5 x 9'5          |             |                 | x            |            |
| Crawl/Bsmt. Height:                                   | # of Levels: <b>4</b> | Manuf Type:         |                 | Registered in MHR?: | PAD Rental: |                 |              |            |
| # of Kitchens: <b>2</b>                               | # of Rooms: <b>16</b> | MHR#:               |                 | CSA/BCE:            | Maint. Fee: |                 |              |            |
|   |                       | ByLaw Restrictions: |                 |                     |             |                 |              |            |

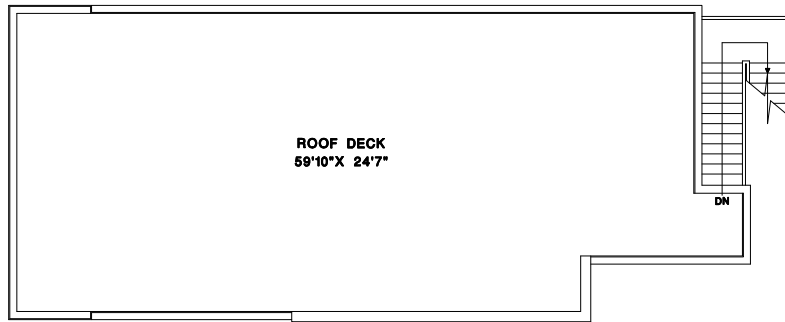
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Incredible Pier & Ocean Views 4535 SF of living spaces on 4 Levels maximizing views & Privacy. Elevator, Nano Walls ,A/C, Radiant heated floors w/ concrete between floors, Exec Contemp Kitchen w/Island, Euro appl pkg & Wok Kitchen. Control 4\* .Lux spa inspired bathrms,5 large bedrooms .Primary Bedroom w/Ocean view. Gym, Media Lounge, Legal 2 bedroom suite. View open & covered balconies, patios & sundecks exceed 2500 SF w/ a roof top deck overlooking the Pier. Entertain in grand style on top of the world. Easy Walking distance to Dining @ the Pier, or stroll White Rock Beach Promenade. Schools: White Rock Elementary & Semiahmoo Secondary .4 car Garage 708 SF & Driveway for 4 cars. East Side of Property City Green Space-so no Neighbor. Digital Brochure avail.ONE OF THE BEST VIEWS IN THE CITY**

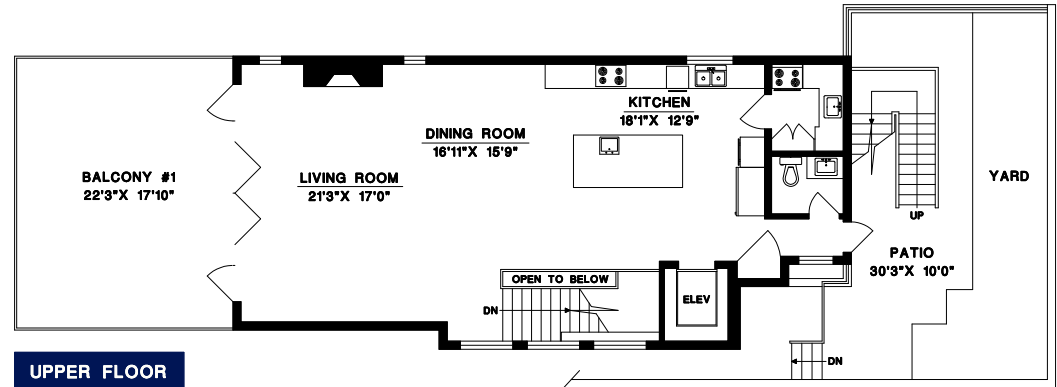
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**BEEBE CLINE**

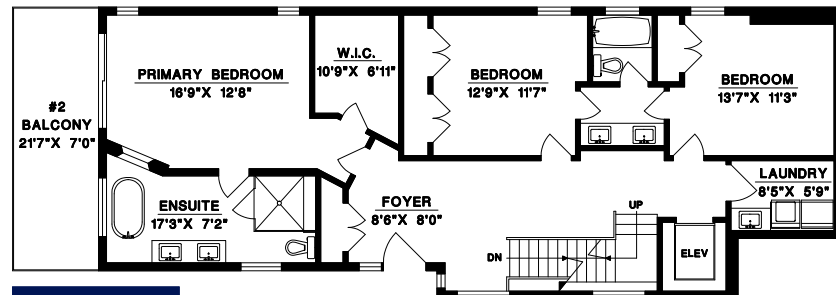
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CEL: 604-830-7458  
www.whiterocklifestyles.com



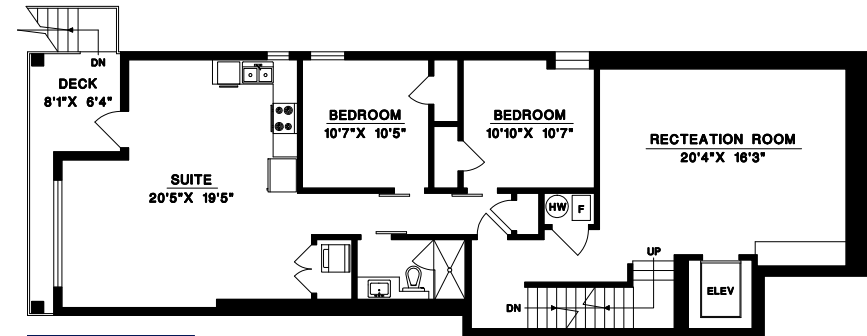
**ROOF DECK**



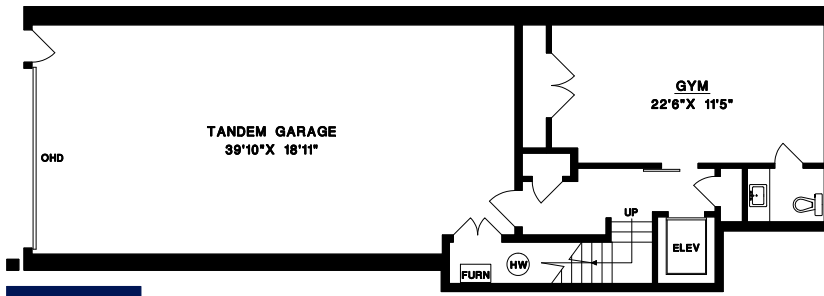
**UPPER FLOOR**



**MAIN FLOOR**



**LOWER FLOOR**



**BASEMENT**

|                      |             |                |
|----------------------|-------------|----------------|
| UPPER FLOOR          | 1137        | SQ. FT.        |
| MAIN FLOOR           | 1369        | SQ. FT.        |
| LOWER FLOOR          | 595         | SQ. FT.        |
| SUITE                | 836         | SQ. FT.        |
| BASEMENT             | 598         | SQ. FT.        |
| <b>FINISHED AREA</b> | <b>4535</b> | <b>SQ. FT.</b> |

|            |      |         |
|------------|------|---------|
| GARAGE     | 863  | SQ. FT. |
| BALCONY #1 | 407  | SQ. FT. |
| BALCONY #2 | 154  | SQ. FT. |
| DECK       | 93   | SQ. FT. |
| ROOF DECK  | 1474 | SQ. FT. |
| PATIO      | 300  | SQ. FT. |



1" = 6"  
SCALE

DRAWN BY: CN  
DATE: MAY 2025  
REVISED:

**14999 BLACKWOOD LANE**

| <b>PROPERTY COST</b>            |  |                        |                    |
|---------------------------------|--|------------------------|--------------------|
| List Price                      |  | <b>\$ 3,799,000.00</b> |                    |
| <b>EXPENSES</b>                 |  | <b>Monthly</b>         | <b>Yearly</b>      |
| Property Taxes                  |  | \$967.68               | \$11,612.11        |
| Insurance (Includes Earthquake) |  | \$823.71               | \$9,884.52         |
| Hydro                           |  | \$135.00               | \$1,620.00         |
| Gas                             |  | \$137.00               | \$1,644.00         |
| Water                           |  | \$166.00               | \$1,992.00         |
| <b>Total Expenses</b>           |  | <b>\$2,229.39</b>      | <b>\$26,752.63</b> |

\* Montly rental & expenses based on estimated figures & should be verified by your own Rental Agent



# Certificate of Occupancy

Planning and Development Services

15322 Buena Vista Avenue

White Rock, B.C. V4B 1Y6

Phone: 604 541 2136 Fax: 604 541 2153

Website: [www.whiterockcity.ca](http://www.whiterockcity.ca)

## CERTIFICATE OF OCCUPANCY

The building, or part thereof, constructed under authority of:

BUILDING PERMIT NO.: 16-026

ADDRESS OF BUILDING: 14999 Blackwood Lane


TYPE OF APPROVED OCCUPANCY: SFD & Suite

*This certificate is issued pursuant to the authority contained in the*

*"City of White Rock Building Bylaw".*

*Dated at the City of White Rock this 10 day of April, 2019.*

A change of use requires a new Occupancy Certificate. Under the terms of the Building Permit, responsibility for construction defects is the responsibility of the Property Owner. Other authorities may be required to approve electrical and gas installations before the building may be occupied.

  
\_\_\_\_\_  
BUILDING OFFICIAL

THE CORPORATION OF THE CITY OF WHITE ROCK  
**BUILDING PERMIT**

DATE OF ISSUANCE: JAN 18 2017

BUILDING PERMIT No: 16-026  
ROLL No: 001735.002

PROJECT ADDRESS:

14999 Blackwood Lane

LEGAL DESCRIPTION:

LOT 2 SEC 10 TWP 1 NWDP EPP51207

ZONE:

RS-2

OCCUPANCY:

Residential

REGISTERED SUITE:

YES

DESCRIPTION OF PROJECT:

New SFD

SFD (with Suite)

OWNER:

OWNER'S ADDRESS:

COMPANY OWNER/AGENT:

BUILDER:

ARCHITECT ON RECORD:

ENGINEER ON RECORD:

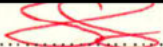
S.22

S.22

Owner or Authorized Agent

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) 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.

  
.....  
Building Official

THE CORPORATION OF THE CITY OF WHITE ROCK  
**INSPECTION INFORMATION**

MAX. PERMITTED HEIGHT: EL.: **66.39 m**      ANGLE OF CONTAINMENT: EL.: **61.80 m**

HEIGHT: .....

|                                   |   |  |
|-----------------------------------|---|--|
| BOARD OF VARIANCE APPROVED:       | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| TREE PROTECTION AREA:             | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
| STRUCTURAL ENGINEER ON PROJECT:   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
| GEOTECHNICAL ENGINEER ON PROJECT: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
| FORM SURVEY PLAN RECEIVED:        | YES <input type="checkbox"/>            | NO <input type="checkbox"/>            |
| REGISTERED SUITE APPROVED:        | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |

| Project Value: | Permit Fee: | Microfiche Fee: | Suite fee: | Square Footage: | Total:    |
|----------------|-------------|-----------------|------------|-----------------|-----------|
| \$993,320.00   | \$8621.39   | \$300.00        | \$225.00   | 5228 Sqft       | \$9146.39 |

REMARKS: **Retaining wall easement to be registered on property title prior to final building inspection.**

**All construction to comply with the 2012 BC Building Code.**

**Schedule C-A required at final inspection**

**\*Square footage shown includes the garage and basement area**

S.22 [redacted] CRP, Geotech & Struct), S.22 [redacted] (Architect), N.C. Chu (Geotech), R.Sadarangani (fire suppress.), A.R.Syed (Envelope-Arch.)

OCCUPANCY / FINAL GRANTED:.....

Date: **April 10/19**

**B.C. LAND SURVEYOR'S FORMS  
LOCATION CERTIFICATE ON LOT 2,  
SECTION 10, TOWNSHIP 1,  
NWD, PLAN EPP51207**

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

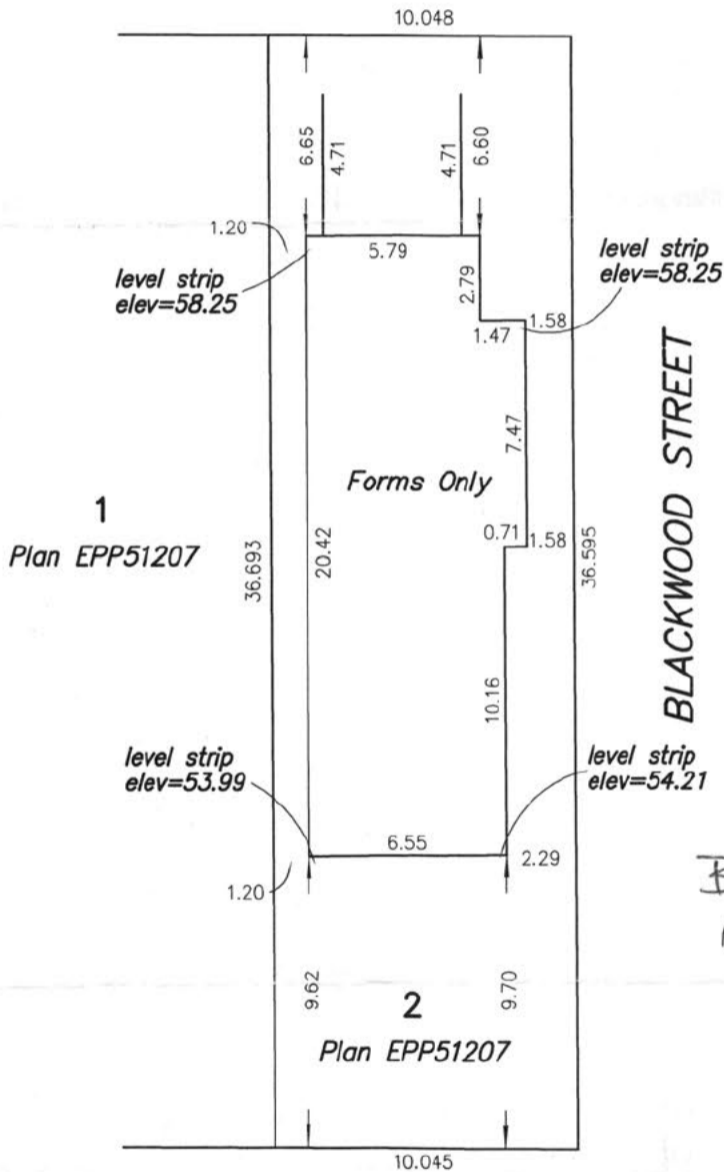


SCALE - 1 : 250  
All distances are in metres

|  |             |
|--|-------------|
| P.I.D.   | 029-746-469 |
| List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description. |             |
|  |             |

CIVIC ADDRESS:  
14999 Blackwood Lane  
White Rock, B.C.

**PROSPECT AVENUE**



**BLACKWOOD LANE**

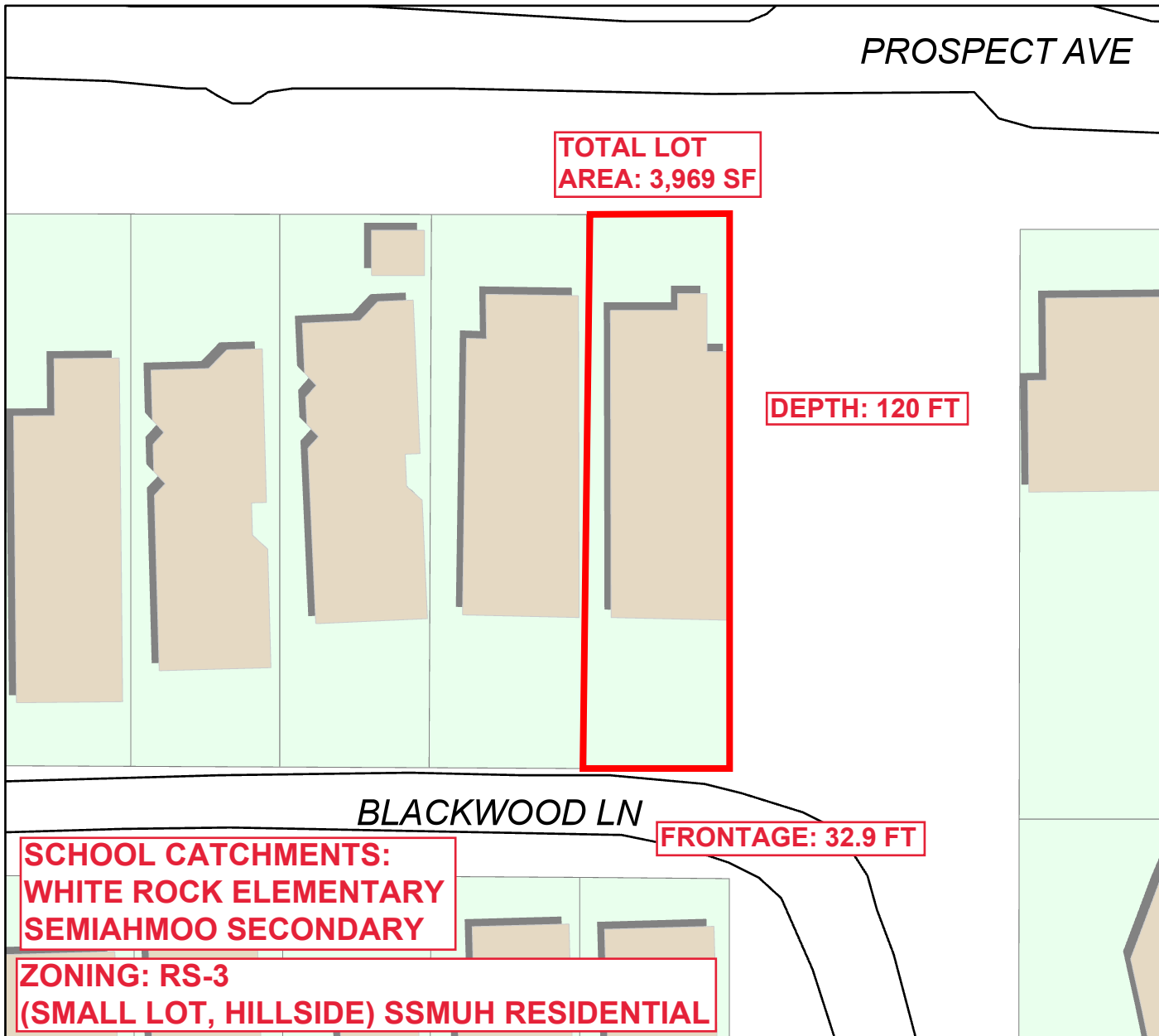
This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 15th day of

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

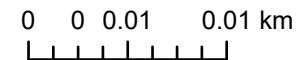
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PROFESSIONAL LAND SURVEYORS  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone 597-3777  
Fax 597-3783  
File: 5438-CE

**S.22**



14999 Blackwood Lane

Scale: 1:419



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.



PROSPECT AVE

BLACKWOOD LN

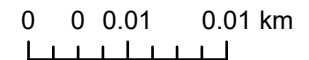
**Legend**

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



14999 Blackwood Lane

Scale: 1:419



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**Legend**

Building Large

Other

Fire

School

Library

Recreation

Centre

Community

Centre

Unknown

Bus Stops

Lots (outlines)

Lots



14999 Blackwood Lane

Scale: 1:10,784







0 0.070.15 0.3 km



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# Legend

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



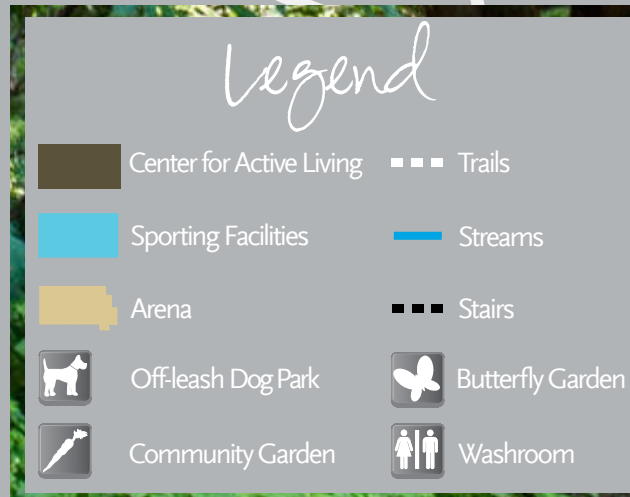
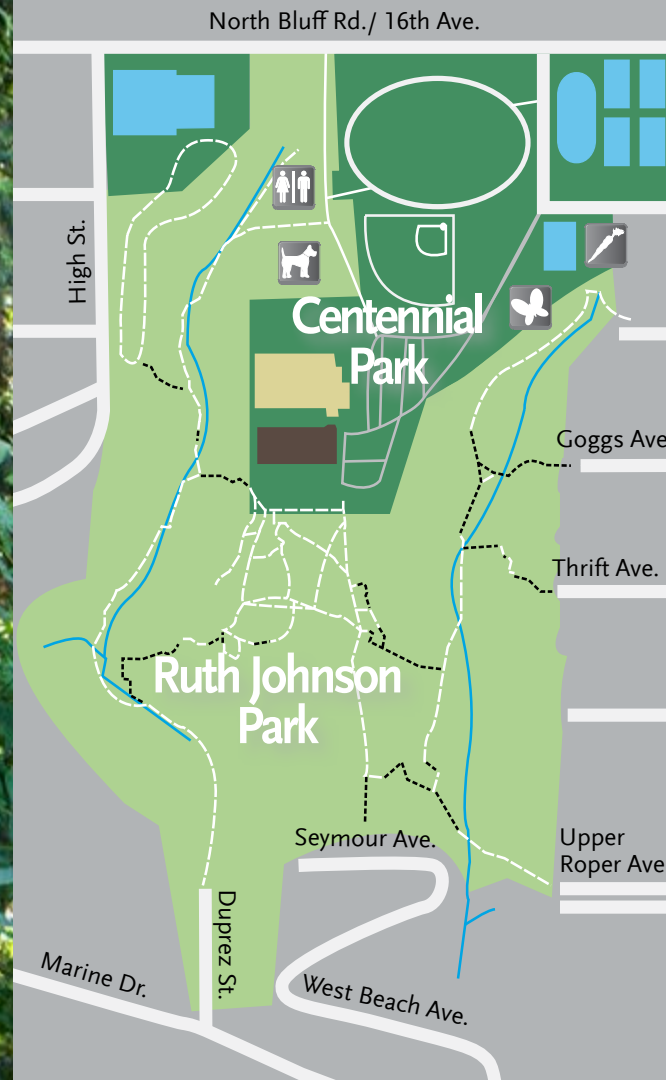
★ map is not to scale

**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

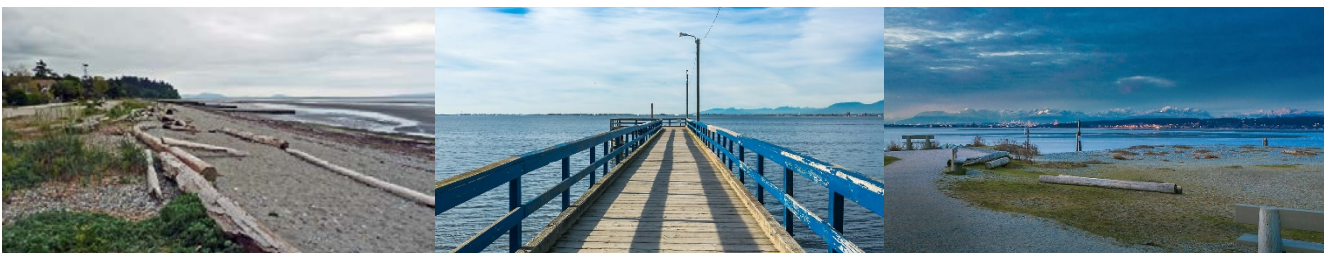
**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and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



**SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS (FRASER INSTITUTE WEBSITE)**

|    | <b>Elementary Schools</b>   | <b>Address</b>     | <b>Rankings (Out of 951)</b> | <b>Overall Rating</b> |
|----|-----------------------------|--------------------|------------------------------|-----------------------|
| 1  | Laronde Elementary          | 1880 Laronde Drive | 169/951                      | 7.5/10                |
| 2  | Edgewood                    | 16666 23 Avenue    | 193/951                      | 7.3/10                |
| 3  | Bayridge Elementary         | 1730 142 Street    | 215/951                      | 7.2/10                |
| 4  | Morgan Elementary           | 3366 156A Street   | 233/951                      | 7.1/10                |
| 5  | Chantrell Creek Elementary  | 2575 137 Street    | 260/951                      | 6.9/10                |
| 6  | Semiahmoo Trail Elementary  | 3040 145A Street   | 280/951                      | 6.8/10                |
| 7  | Rosemary Heights Elementary | 15516 36 Avenue    | 323/951                      | 6.6/10                |
| 8  | H.T. Thrift Elementary      | 1739 148 Street    | 358/951                      | 6.4/10                |
| 9  | Crescent Park Elementary    | 2440 128 Street    | 403/951                      | 6.2/10                |
| 10 | Ray Shepherd Elementary     | 1650 136 Street    | 448/951                      | 6.0/10                |
| 11 | Peace Arch Elementary       | 15877 Roper Avenue | 523/951                      | 5.7/10                |
| 12 | Sunnyside Elementary        | 15250 28 Avenue    | 630/951                      | 5.3/10                |
| 13 | Pacific Heights Elementary  | 17148 26 Avenue    | 630/951                      | 5.3/10                |
| 14 | Ocean Cliff Elementary      | 12550 20 Avenue    | 687/951                      | 5.0/10                |
| 15 | White Rock Elementary       | 1273 Fir Street    | 769/951                      | 4.5/10                |
| 16 | South Meridian Elementary   | 16244 13 Avenue    | 792/951                      | 4.3/10                |
|    | <b>Secondary Schools</b>    | <b>Address</b>     | <b>Rankings (Out of 252)</b> | <b>Overall Rating</b> |
| 1  | Semiahmoo Secondary         | 1785 148 Street    | 55/252                       | 7.2/10                |
| 2  | Elgin Park Secondary        | 13484 24 Avenue    | 82/252                       | 6.7/10                |
| 3  | Earl Marriott Secondary     | 15751 16 Avenue    | 131/252                      | 5.9/10                |
|    | <b>Independent Schools</b>  | <b>Address</b>     | <b>Rankings</b>              | <b>Overall Rating</b> |
| 1  | Southridge (Secondary)      | 2656 160 Street    | 1/252                        | 10.0/10               |
| 2  | Southridge (Elementary)     | 2656 160 Street    | 21/951                       | 9.9/10                |
| 3  | White Rock Christian        | 2265 152 Street    | 56/951                       | 8.9/10                |
| 4  | Star of the Sea             | 15024 24 Avenue    | 56/951                       | 8.9/10                |