

952 PARKER STREET













TWO BEDROOM LEGAL SUITE





Presented by:

Beebe Cline - PREC

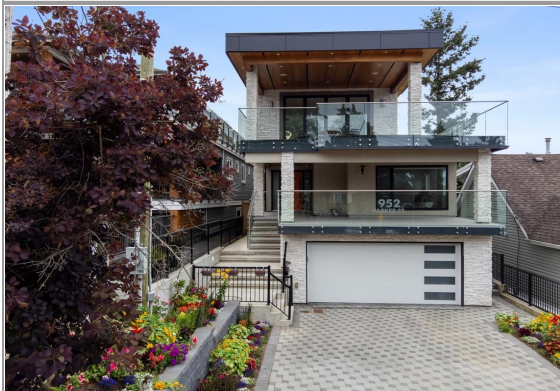
Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.beebecline.com
bcline@shaw.ca



Active
R3159668
Board: F
House/Single Family

952 PARKER STREET
South Surrey White Rock
White Rock
V4B 4R4

Residential Detached
\$2,169,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,169,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**
Frontage(feet): **33.00** Bathrooms: **6** Age: **5**
Frontage(metres): **10.06** Full Baths: **4** Zoning: **RS-3**
Depth / Size: **125** Half Baths: **2** Gross Taxes: **\$11,251.94**
Lot Area (sq.ft.): **4,135.00** Rear Yard Exp: **East** For Tax Year: **2026**
Lot Area (acres): **0.09** P.I.D.: **004-536-959** Tax Inc. Utilities?:
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Direct South Views**
Complex/Subdiv: **White Rock Hillside**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing: **Yes**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **3 Blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Legal: **LOT 10 WEST HALF OF BLOCK 12 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1334**

Amenities: **Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage**

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

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Intercom, Refrigerator, Security System, Stove, Vacuum - Built In**

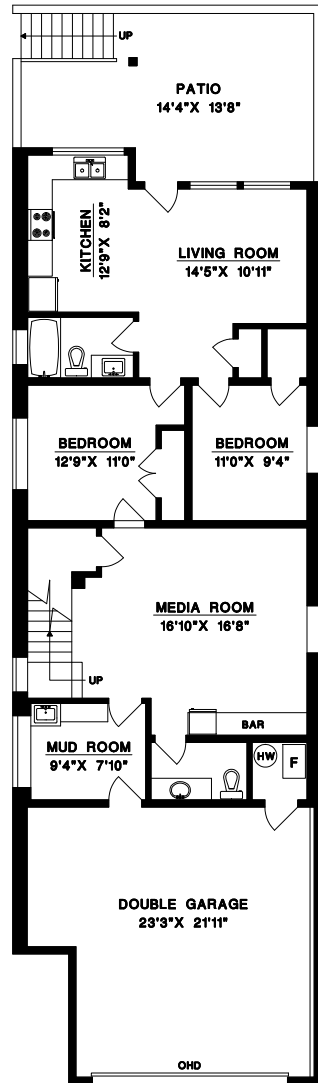
Finished Floor (Main):	1,508	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,049	Above	Living Room	17'2 x 17'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	13'3 x 10'10	Below	Mud Room	9'4 x 7'10	Above 2
Finished Floor (Below):	1,300	Above	Kitchen	17'10 x 9'6	Below	Media Room	16'10 x 16'8	Main 5
Finished Floor (Basement):	0	Above	Pantry	5'11 x 4'11			x	Main 3
Finished Floor (Total):	3,857sq. ft.	Above	Eating Area	7'6 x 6'10	Below	Living Room	14'5 x 10'11	Main 3
Unfinished Floor:	0			x	Below	Kitchen	12'9 x 11'0	Below 2
Grand Total:	3,857sq. ft.	Main	Foyer	22'3 x 11'7	Below	Bedroom	12'9 x 11'0	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	15'3 x 14'5	Below	Bedroom	11'0 x 9'4	
Suite: Legal Suite		Main	Walk-In Closet	8'11 x 8'0			x	
Basement: Full, Fully Finished, Separate Entry		Main	Bedroom	10'7 x 9'7			x	
		Main	Bedroom	11'11 x 11'11			x	
		Main	Bedroom	11'11 x 11'11			x	
		Main	Laundry	7'0 x 5'0			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

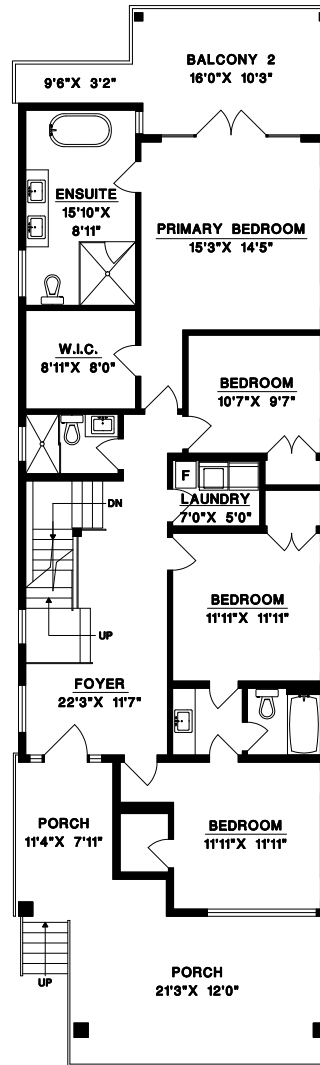
952 Parker Street, White Rock: 3,857 SF custom built by Timberstone Construction 2022. 2-5-10 Warranty. Hardi-board, cultured stone, Morrison windows & doors plus nano wall. ACM panels, fascia & cedar soffits. Top floor: 120 ft of South exposure ocean view shares of Semiahmoo White Rock beaches. Top balcony is 1,137 SF & inside 1,049 SF: gourmet Thermador kitchen w/ walk-in pantry, quartz waterfall island & granite backsplash. Large open concept living space. Radiant heated floors & A/C. 4 bedrooms on entry level. Below: legal 2 bedroom suite & media room. Grass backyard fenced. Parking for 6 cars in driveway plus double garage. Schools: Ecole Peace Arch & Earl Marriott Secondary. Floor plan, brochure and video available.

BEEBE CLINE

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



LOWER FLOOR

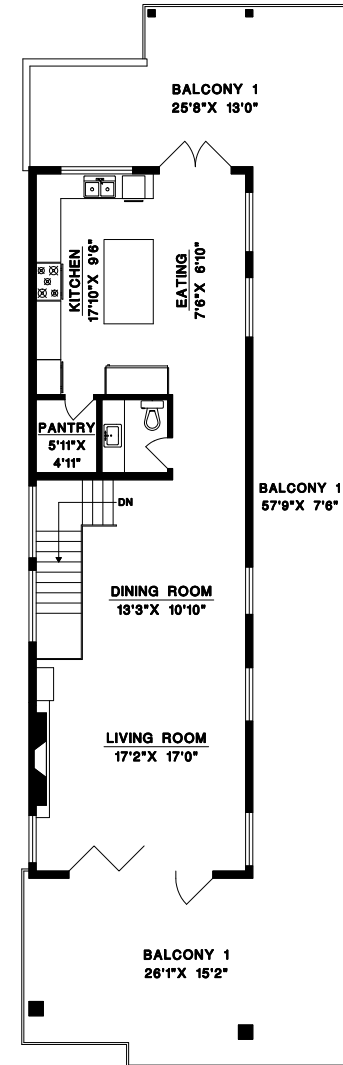


MAIN FLOOR

UPPER FLOOR	1049	SQ. FT.
MAIN FLOOR	1508	SQ. FT.
LOWER FLOOR	583	SQ. FT.
SUITE	717	SQ. FT.
FINISHED AREA	3857	SQ. FT.

GARAGE	516	SQ. FT.
BALCONY 1	1137	SQ. FT.
BALCONY 2	203	SQ. FT.
PORCH	395	SQ. FT.
PATIO	332	SQ. FT.

**952 PARKER STREET,
WHITE ROCK, B.C.**



UPPER FLOOR



1" = 8'
SCALE

DRAWN BY: CN
DATE: JULY 2024
REVISED:

FEATURES + UPDATES

EXTERIOR

- Rebar-Concrete Retaining Wall on the South Side of Property
- Hardi Board, Cultured Stone & Stucco Siding
- ACM Metals Facia & Cedar Soffits
- 200+ SF Open & Covered Deck For Year-Round Use
- Decks: Epoxy, Aluminum & Glass Railings
- Two Natural Gas Hookups (Outside of Kitchen & by Front Soffitt)
- Double Garage: EV Ready

INTERIOR

- Living Room:
 - Tiled Feature Wall with Electric Fireplace
 - Nano Wall
- Kitchen:
 - Quartz Island with Waterfall Edge
 - Granite Backsplash
 - Walk-in Pantry
 - Thermador Appliance Package:
 - 36 Inch Stainless Six Burner Gas Rangetop
 - 30 Inch Stainless Steam Oven & 30 Inch Stainless Wall Oven
 - 48 Inch Fridge/Freezer
- LG Washer/Dryer
- Ceilings:
 - Nine Foot on Top Level / Eight Foot on Main / Eight Foot on Lower Level
- Air Conditioning on Upper & Main Level (Condenser in Backyard)
- Engineered Hardwood on Upper & Main Level / Laminate on Lower Level
- Four Zones Radiant Heated
- Windows by Morrison
 - Two Sets of French Doors
- LED Lighting
- Media Room on Lower Level
 - Wet Bar with Beverage Fridge
 - Steel Post
- 717 sqft Two Bedroom **Legal** Secondary Suite:
 - 332 sqft Patio
 - Separate Laundry
 - Electric Heating

FEATURES + UPDATES

LOT & LOCATION

- Modern Contemporary Ocean View Home
- Custom Build 2021
- Builder: Timberstone Fine Homes
- Designer: Joss Home Design
- Home: 3,857 sqft
- Lot: 4,135 sqft / Frontage: 33 ft & Depth: 125 ft
- Zoning: RS-3: Small Lot Hillside Residential
- Half a Block from Transit
- School Catchments:
 - Peace Arch Elementary
 - Earl Marriott Secondary
- Walk Score: 72/100

952 PARKER STREET		
PROPERTY COST		
List Price	\$ 2,169,000.00	
REVENUE	Monthly	Yearly
Revenue Suite with Laundry + 332 SF Patio*	\$1,966.50	\$23,598.00
Total Revenue	\$1,966.50	\$23,598.00
EXPENSES	Monthly	Yearly
Property Taxes	\$937.66	\$11,251.94
Insurance (Includes Earthquake)	\$300.00	\$3,600.00
Hydro	\$120.00	\$1,440.00
Gas	\$125.00	\$1,500.00
Water	\$85.00	\$1,020.00
Total Expenses	\$1,567.66	\$18,811.94

(Revenue & Expenses Based on Estimated Figures & Should be Verified by your Own Rental Agent)

*Current tenant is on month-to-month term / single occupant

Home type:

Single

Address

Street:

City:

Legal Description

PID:

004-536-959

Search

Clear

Search results:

[White Rock, 952 Parker Street](#)

Click on the address for more details

1 new homes found where home type is 'Single' AND PID contains '004536959'

[Registered with home warranty insurance.](#)

Builder:

Timberstone Fine Homes

Visit the [Builder Registry](#) for more builder information.

Builder's Warranty Number:

NHWB99255

Warranty Commencement Date:

2022/Aug/15

Warranty Provider:

National Home Warranty Group Inc. for Aviva Insurance Company of Canada

Phone: 604-608-6678

Website: www.nationalhomewarranty.com

Address:

952 Parker Street, White Rock BC V4B 4R4

Legal Description:

LOT 10 WEST HALF OF BLOCK 12 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 1334

PID:

004-536-959

✓ This document is not valid unless originally signed and sealed.

TOPOGRAPHIC SURVEY PLAN OF LOT 10
WEST HALF OF BLOCK 12 SECTION 11
TOWNSHIP 1 NWD PLAN 1334

PID: 004-536-959

Civic Address:

#952 - Parker Street
White Rock, B.C.

Elevation Derivation

Elevations are geodetic derived
from the City of White Rock
Control Monument No. WR88011
Datum CVD28GVRD 2018
Elevation=43.209m

Storm Manhole
Rim Elev.= 39.91m
S INV. Elev.= 37.83m
Dist to South MH=84.83m

Sanitary IC
Rim Elev.= 25.25m
INV. Elev.= 24.38m

Storm IC
Rim Elev.= 25.20m
INV. Elev.= 24.30m

Storm Manhole
Rim Elev.= 23.22m
N INV. Elev.= 21.14m

Sanitary Manhole
Rim Elev.=40.30m
S INV. Elev.= 37.16m
Dist to South MH=89.40m

Sanitary Manhole
Rim Elev.= 22.82m
N INV. Elev.= 20.42m

Lot dimensions according to field survey and
Land Title and Survey Authority records.

This plan does not show non-plan charges,
liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. This documents
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.

All rights reserved.

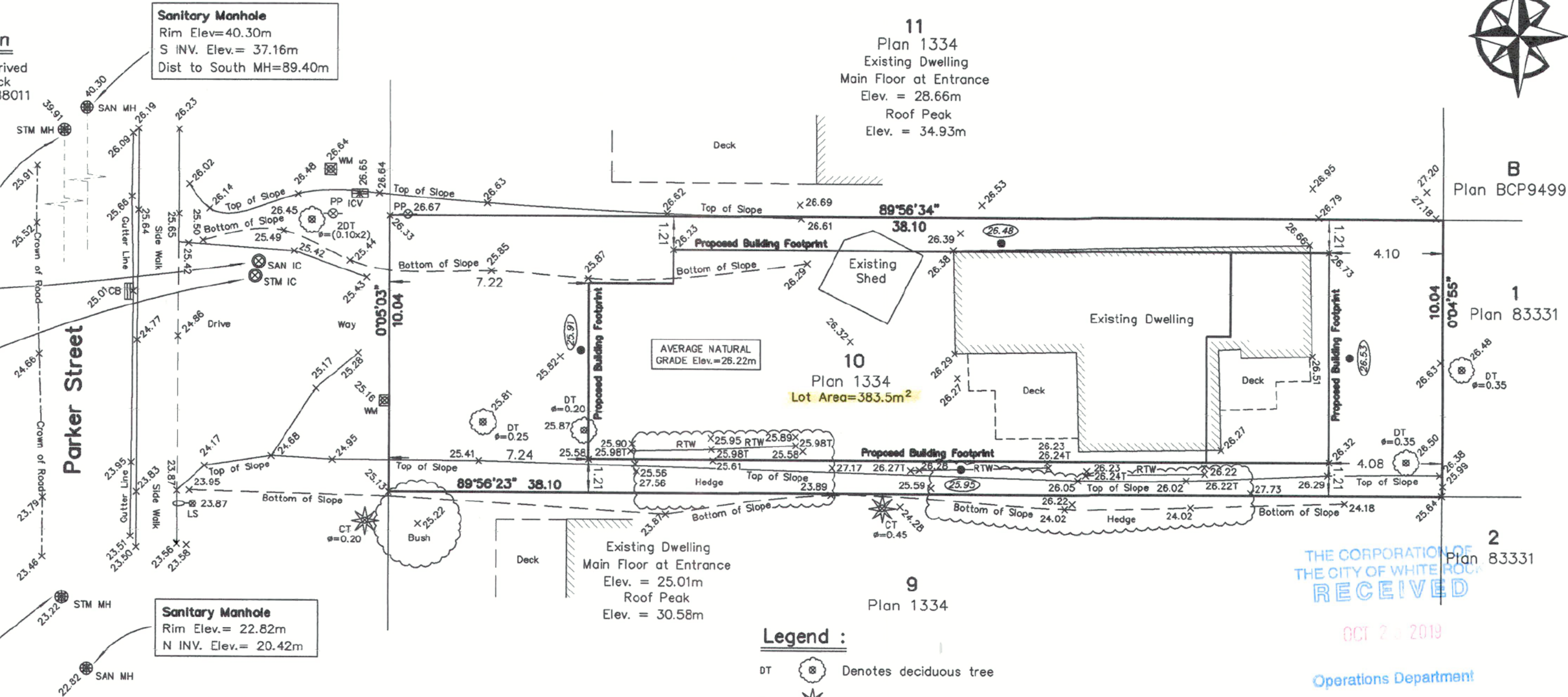
© Copyright

COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
#202-8381 128th Street
Surrey, B.C. V3W 4C1
Tel: 604-503-6898
Email: Office@CompassSurveys.com
File No.: 1901026 T3

SCALE 1:150



All distances are in metres and decimal
Thereof unless otherwise indicated



Legend :

- DT Denotes deciduous tree
- CT Denotes coniferous tree
- x 0.00 Denotes spot elevation
- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- WM Denotes water meter
- SAN IC Denotes sanitary inspection chamber
- STM IC Denotes storm inspection chamber
- LS Denotes lamp stand
- CB Denotes rectangular catch basin
- PP Denotes power pole
- RTW Denotes retaining wall
- ICV Denotes sprinkler valves

This topographic survey re-certified correct
this 17th day of October, 2019

This topographic survey completed and certified
correct this 19th day of February, 2019

THE CORPORATION OF
THE CITY OF WHITE ROCK
RECEIVED

OCT 2 2019

Operations Department



952 Parker Street

White Rock, BC

HOODQ ADDRESS REPORT™

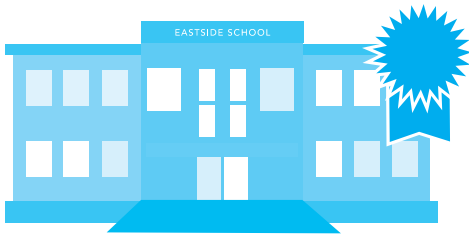
Beebe Cline
16048307458

<http://www.beebecline.com/>



SCHOOLS

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



École Peace Arch Elementary

Designated Catchment School

Grades K to 7

15877 Roper Ave

École Earl Marriott Secondary

Designated Catchment School

Grades 8 to 12

15751 16 Ave

Other Local Schools

École Laronde Elementary

Grades K to 7

1880 Laronde Dr

East Kensington Elementary - EKOLogy

Grades K to 5

2795 184 St

PARKS & REC.

This home is located in park heaven, with 4 parks and 6 recreation facilities within a 20 minute walk from this address.



Emerson Park

15707/15725 Columbia Avenue



2 mins



Dr. R.J. Allan Hogg Rotary Park

15479 Buena Vista Avenue



11 mins



White Rock Lawn Bowling

1079 Dolphin St



11 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

1 Beach

1 Outdoor Games Facility

2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away.



Nearest Street Level Transit Stop

Westbound Columbia Ave at Maple St



4 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 1.24km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



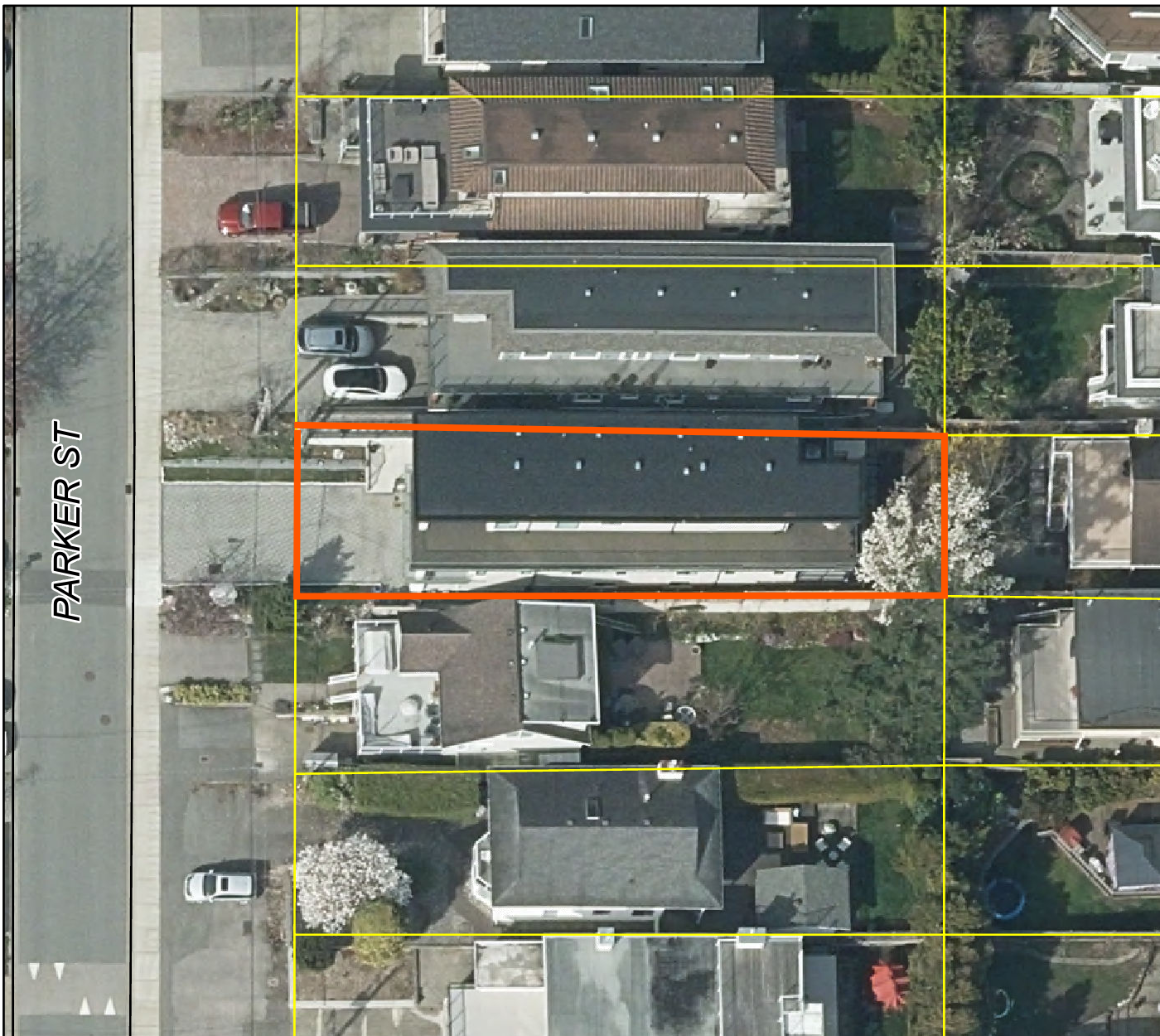
Fire Station

15315 Pacific Ave



Police Station

15299 Pacific Ave



Legend

- Road Edges
- Lots (yellow)



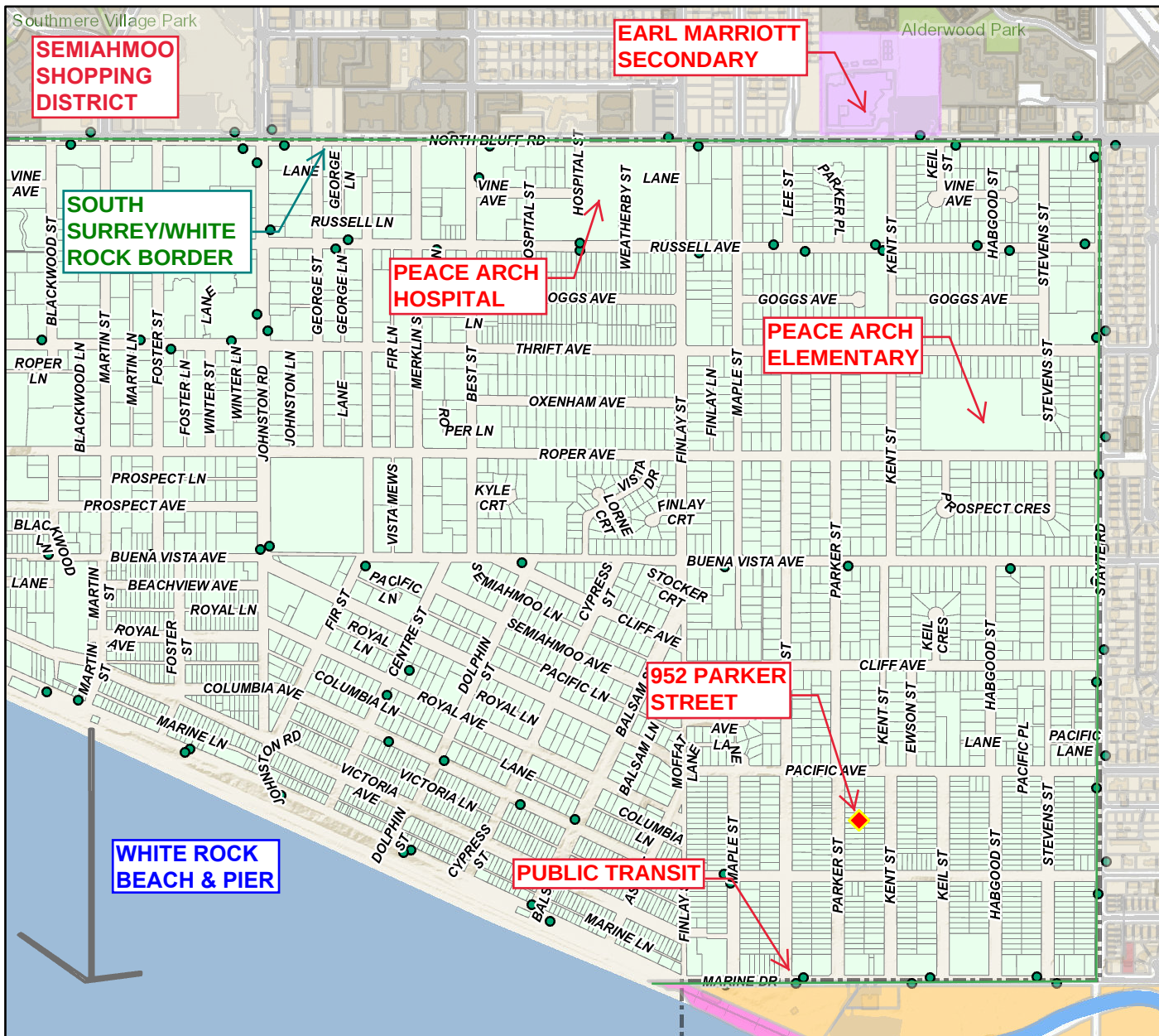
952 Parker Street

Scale: 1:370

0 0 0.01 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

- Bus Stops
- Pier
- Lots (outlines)
- Lots



952 Parker Street

Scale: 1:12,000

0 0.070.15 0.3 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.

North Bluff Rd./ 16th Ave.



Legend

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



WHITE ROCK

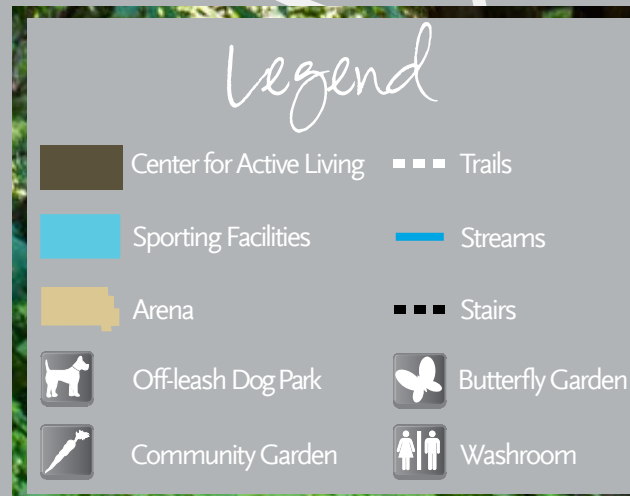
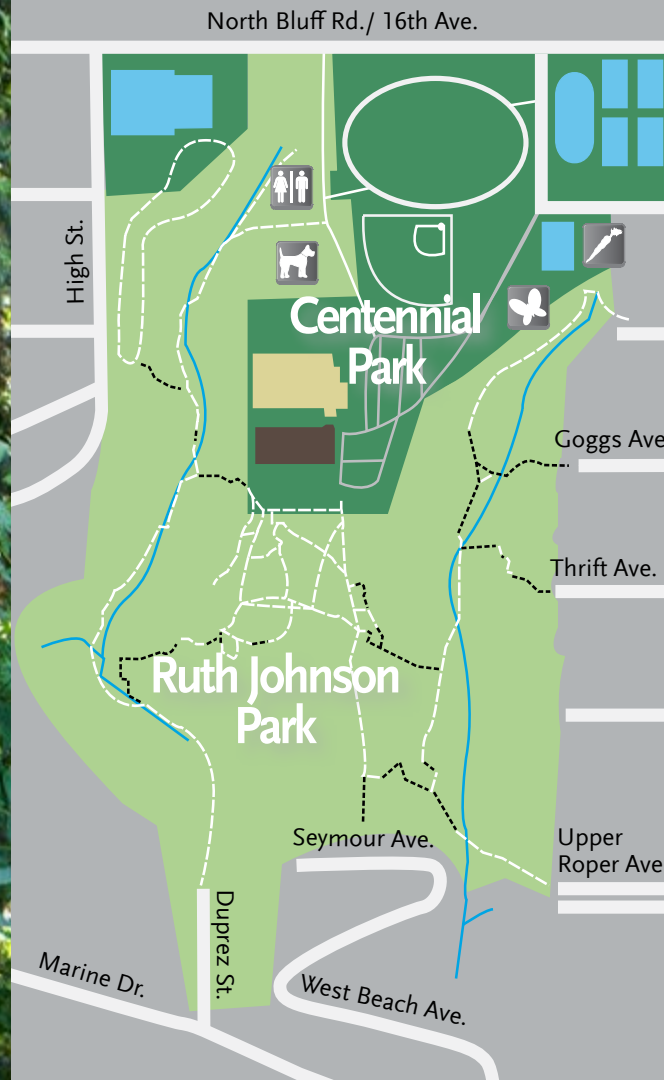
Our City by the Sea!

★ 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!

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.

