

# Features - 15062 Beachview Avenue

## Lot:

- 3,510 sq. ft. southern ocean view lot
- 30.00 ft. frontage x 117.00 ft. depth
- Back lane access, double garage, single driveway

## Exterior:

- 2015: Asphalt roof
- 2013: Exterior paint. Aluminum siding/brick trim
- 2011: Asphalt roof
- 2006: Vinyl windows
- Front court yard, English garden, perennials, brick paver walk way leads to front door
- Expansive rear sundeck off great room offering panoramic ocean views

## Interior:

- 2015: Interior paint
- 2006: Interior extensively renovated, including: kitchen, baths, prefinished hardwood flooring, 2" and roller shades, great room gas fireplace, extensive mill work
- Maple Kitchen, granite counter tops and island, stainless appliances includes; Kitchen Aid fridge, Kitchen Aid 4 burner gas range, Maytag dishwasher and Panasonic microwave
- Master Bedroom: overlooks front courtyard
- 4-Piece main bathroom: single sink, white cabinets, granite counter tops, tub/shower
- Secondary Bedroom
- 2-Piece power room/laundry: Bloomberg stacking washer and dryer

## Two Bedroom Unauthorized Suite: (\$1,250 per month rent)

- Extra charges paid on city taxes
- Private side entrance plus, secondary access through garage
- 2006: renovation, includes paint, kitchen/baths, mill work
- Kitchen: 2016 white appliances include; fridge and 4 burner electric range
- 4-Piece bathroom: single sink, granite countertops, tub/shower
- Laundry Room: stacking washer and dryer
- Separate heat control, up and down

**Final Occupancy:** October 23, 1974

**Form Survey:** May 29, 1974

**Gross Taxes 2017:** \$7,132.09

**Main Floor:** 1,139 sq. ft.

**Lower Floor:** 864 sq. ft.

**Totals Floor Area:** 2,003 sq. ft.

**Lane Access to Double Garage:** 447 sq. ft.  
Double wide drive way/single parking on pad  
Parking pad at front of home

## Neighborhood Schools:

White Rock Elementary: 1273 Fir Street

Semiahmoo Secondary: 1785 148 Street

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Home size professionally measured by Measure Masters. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map.



THE WALKER REAL ESTATE TEAM

We Run On Experience. **604 889 5004**

21-Year Emerald Master Medallion Winners, FVRB

25 Years of Building and Development Background

16 Years Mortgage Experience

## THE TEAM

Dave Walker

Cindy Walker

Amanda Walker

"中文服务" Iris Zhang

Service in Mandarin: 778 834 6660

EMAIL [info@WalkerRealEstate.ca](mailto:info@WalkerRealEstate.ca)

# Features - 15062 Beachview Avenue

地：3,510平方英尺，南面朝海。  
幅宽30.00英尺；进深117.00英尺。

房：2015年更换全新沥青房顶；  
2015年粉刷室内；  
2013年粉刷外墙；  
2006年更换窗户；  
2006年进行大量装修：包括厨房、卫生间、木地板等。

最终入住许可：1974年10月23日。

测量图：1974年5月29日。

2017年地税：\$7,132.09

一楼：1,139平方英尺；  
二楼：864平方英尺；  
室内总面积：2,003平方英尺。  
双车库：447平方英尺。

学区：

小学：White Rock Elementary (1273 Fir Street)

中学：Semiahmoo Secondary (1785 148 Street)

免责声明：

我们给出的数据也许有误，若买家认为有必要，请自行确认。

Iris Zhang

Homelife Benchmark Realty Corp.

Cell: 778-834-6660

Email: Iriszhang.home@gmail.com

www.WalkerRealEstate.ca





Presented by:

**Cindy Walker**

HomeLife Benchmark Realty (White Rock) Corp.

Contc: 604-889-5004

www.WalkerRealEstate.ca

info@WalkerRealEstate.ca



**Active**  
**R2243710**  
Board: F  
House/Single Family

## 15062 BEACHVIEW AVENUE

South Surrey White Rock

White Rock

V4B 1P4

Residential Detached

**\$1,718,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$1,718,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1977</b>
Depth / Size: <b>117</b>	Bathrooms:	<b>3</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>3,510.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,132.09</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>011-635-134</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Panoramic Ocean View**  
Complex / Subdiv: **White Rock Hillside West**  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely** Reno. Year: **2006**  
# of Fireplaces: **1** R.I. Plumbing: **No**  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double, Visitor Parking**

Dist. to Public Transit: **1** Dist. to School Bus: **3**  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP525 LT 9 BLK 7 LD 36 SEC 10 TWP 1**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Range Top, Refrigerator**

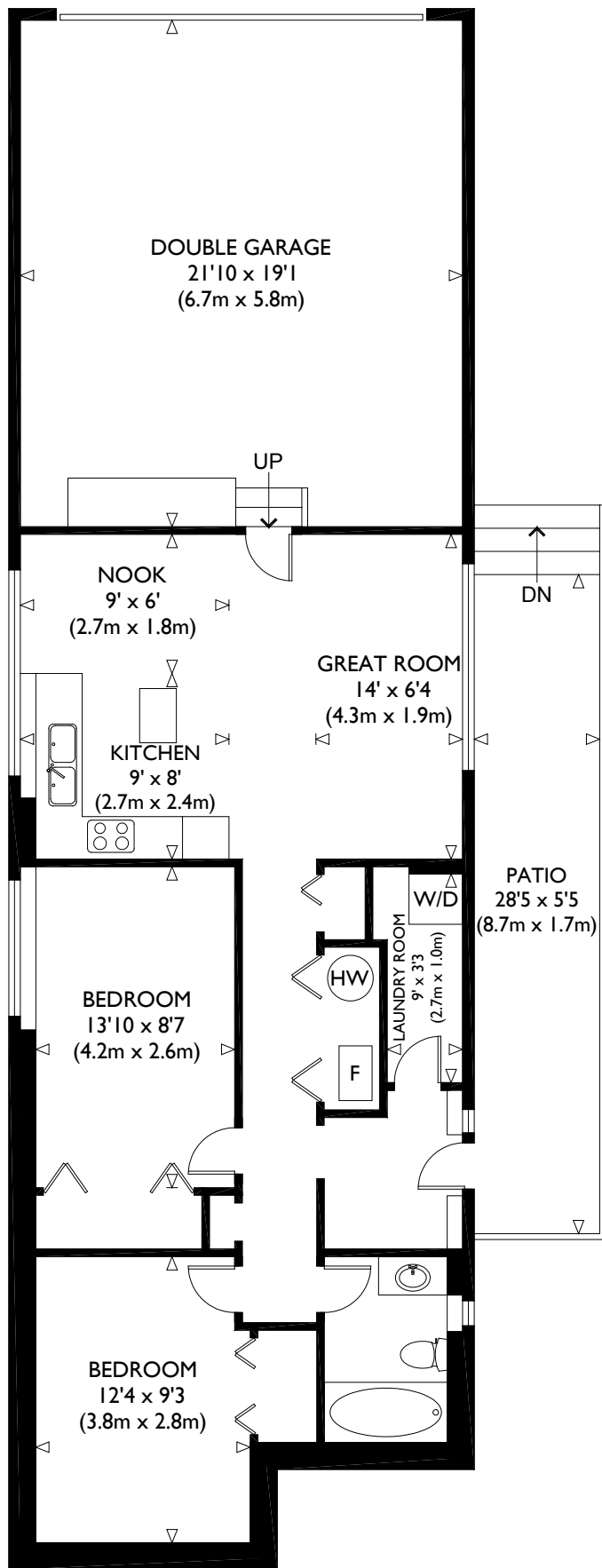
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 14'5	Below	Bedroom	13'10 x 8'7			x
Main	Dining Room	17'3 x 9'2	Below	Bedroom	12'4 x 9'3			x
Main	Kitchen	17'2 x 9'10			x			x
Main	Master Bedroom	13'0 x 10'3			x			x
Main	Bedroom	10'4 x 9'11			x			x
Below	Kitchen	9'0 x 8'0			x			x
Below	Dining Room	14'0 x 6'4			x			x
Below	Eating Area	9'0 x 6'0			x			x
Below	Laundry	9'0 x 3'3			x			x
Below	Mud Room	6'10 x 6'6			x			

Finished Floor (Main): <b>1,139</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>864</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,003 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>21'1 x 19'1</b>
	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
Grand Total: <b>2,003 sq. ft.</b>		7				
		8				

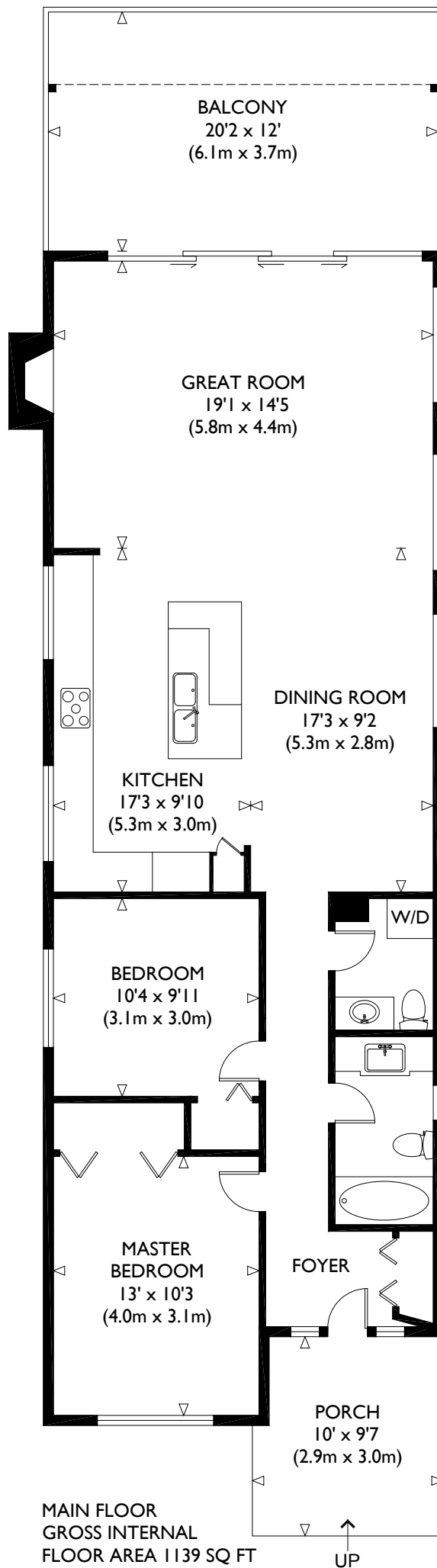
Listing Broker(s): **HomeLife Benchmark Realty (White Rock) Corp.**

**HomeLife Benchmark Realty (White Rock) Corp.**

**West White Rock Hillside. Offers panoramic unobstructed ocean views. 3,510 sq. ft. lot, perched over White Rock pier on preferred low side of quiet street, with front/back lane access, within steps of Marine Drive including the board walk, shops and restaurants. Renovated top to bottom, 2,003 sq. ft., rancher/basement plan, features upgraded asphalt roof, forced air furnace, hot water tank, detailed mill work, hardwood flooring, gas fireplace, kitchen/baths, granite counters, stainless appliances. Main floor accessed off Beachview Avenue, 1 parking spot, front garden entrance, great room, 2 bedrooms and expansive sundeck. Unauthorized self contained lower 2 bedroom suite, accessed off lane. Double garage and 1 driveway spot.**



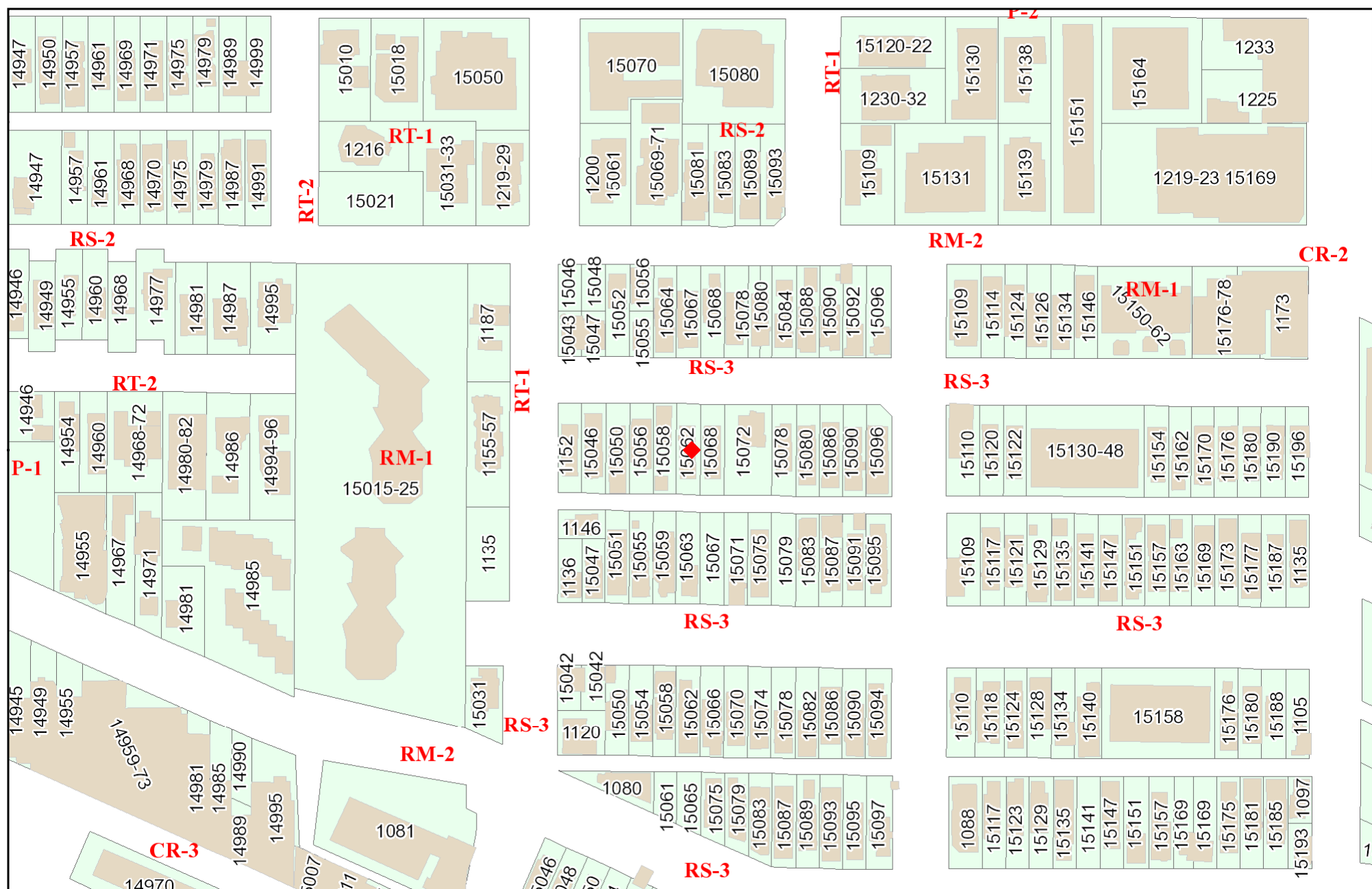
LOWER FLOOR  
GROSS INTERNAL  
FLOOR AREA 864 SQ FT



MAIN FLOOR  
GROSS INTERNAL  
FLOOR AREA 1139 SQ FT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS EXTERNAL FLOOR AREA =  
2003 SQ FT / 186.1 SQ M

*Illustration for identification purposes only, measurements are approximate, not to scale.*



Enter Map Description

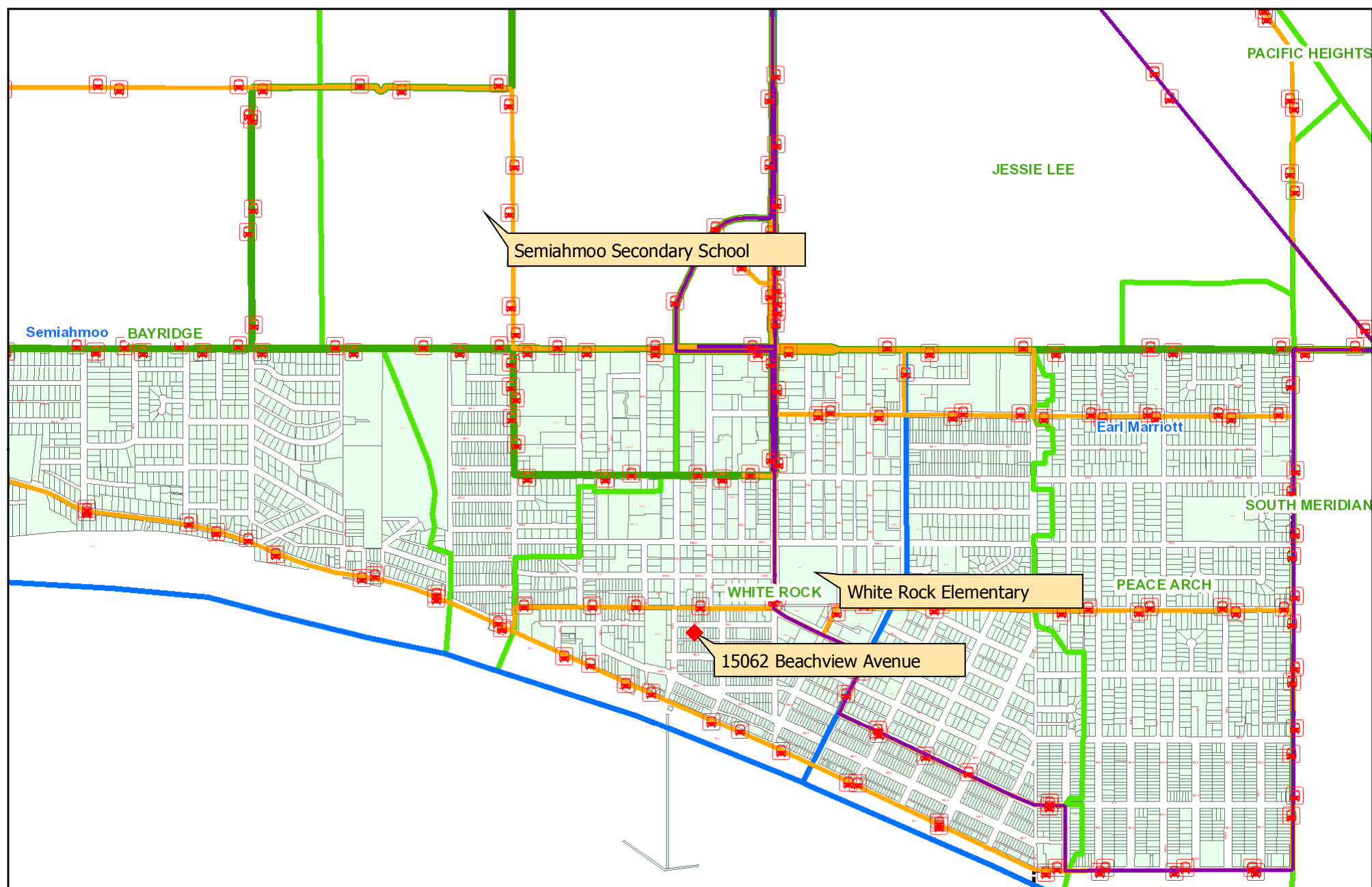
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:2,000



Map created on: 2018-02-27





Enter Map Description

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Scale: 1:16,000



Map created on: 2018-02-27

15062 Beachview

15062 Beachview

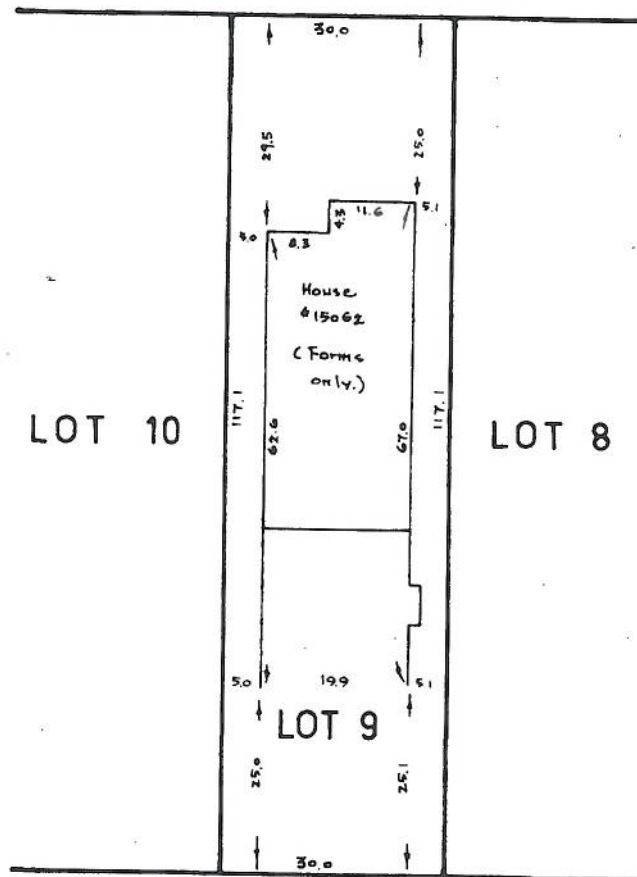
**CERTIFICATE OF NON ENCROACHMENT**

PLAN SHOWING BUILDINGS CONSTRUCTED ON  
LOT 9 BLOCK 7 SE  $\frac{1}{4}$  SEC 10 TOWNSHIP 1  
PLAN 525 N.W.D.

SCALE 1 INCH = 20 FEET

BEACH VIEW

Civic Address  
15062, Beach View,  
White Rock, B.C.



**NOTES:**

Property boundary dimensions shown hereon, are according to the registered plan and documents.

Distances are in feet and decimals thereof.

This plan is insufficient for the re-establishing of property boundaries and cannot be used as such.

Certified correct this 21<sup>st</sup> day

of May, 1974.

*Henry A.R.P. Aldridge*

B.C.L.S.

**HENRY A. R. P. ALDRIDGE**  
B.C. LAND SURVEYOR  
Cloverdale, B.C.  
Phone 574-7311

Client's File: T. & L. Homes Ltd.

Our File: W2.7440-02

WHITE ROCK BUILDING BY-LAW NO.

SCHEDULE "B"

THE CORPORATION OF THE CITY OF WHITE ROCK

INSPECTION DEPARTMENT

OCCUPANCY PERMIT

(Issued pursuant to Section 21 of By-law No. )

Address of Building: 15062 Beachview Ave.

Legal Description: Lt.9 Bk.7 SE½ Sec.10 T.1 P1.525

Approved Occupancy: Single Family Dwelling

The building constructed under authority of Building Permit  
No. 90 may now be occupied.

It is unlawful to change the class of occupancy of any  
building or part thereof without first obtaining an  
occupancy permit from the Building Inspector.

This certificate must be affixed to a conspicuous and per-  
manent place in the said building and shall not be removed.

B. W. HALL

Building Inspector

Per: \_\_\_\_\_

Date: October 23rd, 1974



### 6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

#### 6.3.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
  - 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 bed & breakfast use* in accordance with the provisions of Section 5.7.
  - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

#### 6.3.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m <sup>2</sup> (2,992.37ft <sup>2</sup> )

#### 6.3.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-3 zone is 50%.

#### 6.3.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

#### 6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

#### 6.3.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front and rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line of the lot*.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

#### 6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m<sup>2</sup> (120.0ft<sup>2</sup>).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

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



Please refer to Section 12 (d) of the Building By-law for the expiry dates of this permit.

**THE CITY OF WHITE ROCK**

**PERMIT TO BUILD**

Date 11-18-99

Dev. Permit No. 194

Permit No. 40

Owner Haimrich Peter

Address 16955 60th Ave., Surrey, B.C.

Architect                     

Contractor owner

Contractor's Address                     

Location 15062 Beachview Ave.

Legal Lt. 9 Bk. 7 S.E. Sec. 10 T. 1 R. 1525

District 1 Fire Zone 1 Group 1 Type 1

Occupancy S.F.D.

Name of Project S.F.D. & carport

Description of Construction Frame & siding

Lot Size 30' x 117'

Size 20' x 66.8'

Stores 1

Rooms 5

Min. Yards: Front 25'

R. Side 5'

L. Side 5'

Rear 25'

Basement Yes (unfinished)

Footings 8x16

Columns as per code

Beams as per code

Stairways 6'4"

Int. Partitions 2x4 @ 16" c.c.

Int. Finish Drywall

Int. Lath       

Ceiling Drywall

Insulation 2" Batts

Basement

Ext. Walls

Floors, Joists

Live Loads

1st

2nd

Roof

Asphalt

APPROVED TRUSSES

2x10 @ 16" oc

Gas Appliances 2

Plumbing Fixtures 9

Heating Gas

Ventilation as per code

Fire Protection as per code

Chimney Yes

Fire Place Yes

Plans Filed Yes

Value

Permit Fee - \$ 90.00

Water Rates - \$

Numbers - \$

Total Fees - \$ 90.00

Owner or Authorized Agent                     

Building Inspector                     

(OVER)



Remarks: add n. Bars to support S.W. Corner.  
 Form cut if above.

Final Yellow Sheet at site Re.

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard		Insulation		1. 30/5/74/202
R. Side Yard		Rafters		2.
L. Side Yard		Roofing		3.
Rear Yard		Chimney		4.
Excavation		Fireplace		DATE OF INSPECTION
Footings		Stucco Lath		1.
Foundation Walls		Plaster Lath		2.
Columns		Exterior Finish		3.
Beams		Plaster		4.
Floor Joists		Stairs		5.
Ceiling Joists		Exits		6.
Bridging		Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete? 27/10/74
Strudding		Attic Trap		Occupied 27/10/74
Bracing		Louvers		27/10/74
Sheathing		Bathroom Vent		27/10/74
Fire Stop				Building Inspector

OVER

**THE CITY OF WHITE ROCK**  
**PERMIT TO BUILD**

Dev. Permit No. \_\_\_\_\_ Permit No. 293

Location 15062 BEACHVIEW.

## Legal

District.....Fire Zone.....

S. F. D.

Name of Project... CHANGE DOOR

Description of Construction	Lot Size
7 FEET DEEP FROM EAST SIDE	70 NORTH

Size	Storeys	Rooms	Min. Yards: Front	R. Side	L. Side	Rear
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Basement.....	Basement.	1st	2nd	Roof
Footings.....	Ext. Walls	C. G. L.		
Columns.....	Floors, Joists			
Beams.....	Live Loads			
Stairways.....				
Int. Partitions.....	Gas Appliances.....	Fire Protection.....	Value - - \$ 75.00	
Int. Finish.....	Plumbing Fixtures.....	Chimney.....	Permit Fee - \$ 5.00	
Int. Lath.....	Heating.....	Fire Place.....	Water Rates - \$	
Ceiling.....	Ventilation.....	Plans Filed.....	Numbers - - \$	
Insulation.....			Total Fees - \$ 5.00	

Owner or Authorized Agent..... Building Inspector.....  
(OVER)



Remarks:

INSPECTED	CONDITION	INSPECTED	CONDITION	DATE OF INSPECTION
Front Yard		Insulation		1.
R. Side Yard		Rafters		2.
L. Side Yard		Roofing		3.
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Footings		Stucco Lath		1.
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Columns		Exterior Finish		3.
Beams		Plaster		4.
Floor Joists		Stairs		5.
Ceiling Joists		Exits		6.
Bridging		Eav. Tr. & Down Spout		7.
Headers & Trimmers		Furnace Room		8.
Sub Floors		Toilet Clearance		Bldg. complete?
Studding		Attic Trap		Occupied
Bracing		Louvers		
Sheathing		Bathroom Vent		
Fire Stop				Building Inspector

OVER