



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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**Active**  
**R2383078**

Board: F  
House/Single Family

**15411 COLUMBIA AVENUE**

South Surrey White Rock  
White Rock  
V4B 1K1

Residential Detached

**\$1,615,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$1,690,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>117</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>5,850.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$8,416.37</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-186-516</b>
			Tour:

View: **Yes: Panoramic Ocean View**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Open**

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

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

Legal: **LOT 11, BLOCK 21, PLAN NWP2525, SECTION 11, TOWNSHIP 1, LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 21'			x			x
Main	Kitchen	14' x 10'			x			x
Main	Dining Room	14' x 12'			x			x
Main	Bedroom	14' x 11'			x			x
Below	Recreation	25' x 17'			x			x
Below	Bedroom	11' x 9'5"			x			x
Below	Laundry	11' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,160</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>884</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>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,044 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>2,044 sq. ft.</b>	Basement: <b>Fully Finished</b>		6				
				7				
				8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Gorgeous Ocean Views! A rare opportunity that allows you to build an amazing dream home, renovate existing home to enjoy ocean view or utilize as an investment property which is currently receiving a monthly rent of \$2650. The house is well maintained with a spacious living room, dining room and one bedroom with a full bath on the main. Downstairs contains a huge rec room, bedroom and 3 pcs baths. School catchment: White Rock Elementary and Semiahmoo Secondary.**



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**Active**  
**R2383082**  
Board: F  
House/Single Family

**13970 MALABAR AVENUE**

South Surrey White Rock  
White Rock  
V4B 2Y2

Residential Detached

**\$1,498,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.11</b>	Original Price: <b>\$1,589,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1967</b>
Depth / Size: <b>150</b>	Bathrooms:	<b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>11,265.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$6,432.36</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>011-275-987</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Sewer Type: **Community**

Style of Home: **2 Storey**  
Construction: **Other**  
Exterior: **Brick**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Other**

Reno. Year: **9999**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**

Dist. to Public Transit: **3 B** Dist. to School Bus: **6 B**  
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 3, PLAN NWP7944, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 15'	Bsmt	Bedroom	13' x 11'			x
Main	Dining Room	10' x 11'	Bsmt	Bedroom	12' x 11'			x
Main	Kitchen	21' x 11'	Bsmt	Utility	15' x 9'			x
Main	Nook	10' x 9'			x			x
Main	Other	7' x 10'			x			x
Above	Bedroom	21' x 13'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Bsmt	Recreation	17' x 14'			x			x
Bsmt	Games Room	21' x 20'			x			x

Finished Floor (Main):	<b>1,665</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,620</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Bsmt	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,285 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>3,285 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Royal LePage Northstar Realty (S. Surrey)**

**Attention to Builders and Investors!!! Great opportunity to reside in sunny White Rock with walking distance to beautiful White Rock beach. Property has a solid basement entry home with 5 bedrooms and 3 baths on a large level 11265 sq. ft. lot with 75 feet frontage , private southern exposed back yard and possible ocean view when rebuild. Live in, rent out, or to build your dream on one of the most sought after streets on west side of White Rock. Blocks away from Bayridge Elementary, Semiahmoo Secondary. Current rental income is \$3272/m.**