		Presented by: Luis Ayala PREC* Metro Edge Realty Phone: 604-551-4418 http://www.luisayala.ca luisayala@shaw.ca						EDGE REALTY	
Active R 2383078 Board: F House/Single Family		South Su W	UMBIA AVENU rrey White Rock hite Rock '4B 1K1	nite Rock Ck			Residential Detached \$1,615,000 (LP) (SP) M		
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sub	: ?: ST inc?: Yes: Panor odiv:		ns: ms: ns: ns: ean Viev	-	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour:	Year: 2018 Utilities?: No 04-186-516	
ityle of Home: 2 Storey onstruction: Frame - Woo d xterior: Wood	d	Services Conn Sewer Type:	ected: Community Community Total Parking: 4 Parking: Open				Sanitary Access: R		
Concrete Period Rain Screen: Renovations: Partly f of Fireplaces: fireplace Fuel: Wood Vater Supply: uel/Heating: Forced Air, N: Dutdoor Area: Balcony(s) ype of Roof: Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold NonStrata Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Wall/Wall/Mixed							
egal: LOT 11, BLOC menities: ite Influences: eatures:	CK 21, PLAN NWF	2525, SECTION 11, TOWN	SHIP 1, LD 36						
Floor Type Main Living Room Main Kitchen Main Dining Room Main Bedroom Below Recreation Below Bedroom Below Laundry	Dimensio 22' x 21 14' x 10 14' x 12 14' x 11 25' x 17 11' x 9' 11' x 6' x		Dir	nensions X X X X X X X X X X X X	Floor	Ту	rpe	Dimensions X X X X X X X X X X X	
inished Floor (Main): inished Floor (Above):	x 1,160 # c 0 # c 884 # c	of Rooms: 7 of Kitchens: 1 of Levels: 2 te: Unauthorized Suite wl/Bsmt. Height:		x Bath 1 2 3 4	Floor Main Main Below	# of Pieces 4 2 3	Ensuite? No No No	X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:	

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.

University 13970 MALABAR AVENUE South Sumey White Rock Wide 202 Residential Detached \$1,498,000 CP South Sumey White Rock Wide 202 South Sumey White Rock Wap Comments Rock Rock Rock Rock Wide 202 South Sumey White Rock Wap Comments Rock Rock Rock Rock Rock Rock Rock Rock			Lu	IS Ay Metro Phone: http://ww	ented by: /ala PRE Edge Realty 604-551-4418 ww.luisayala.ca ala@shaw.ca	C*					
Weas: Type: Feet Bedrooms: 5 Approx. Year Built: 1967 Depth / Size: 150 Bathrooms: 3 Age:: 52 Commodition: Commodition: 150 Feet Bathrooms: 3 Age:: 52 Commodition: Commodition: Feet Bathrooms: 3 Age:: 70: 70: Total Pathring: Commodity Covered Parking: 1 For Tax Year: 70: Total Pathring: 70: Total Pathring: 1 Parking Access: Front Parking: Garcete Perimeter Rin Pering: Secret: Covered Parking: 1 Parking Access: Front Parking: Det. to School Bus: 6 B Det. to School B	82383082 Board: F			South Sur Wh	rey White Rock iite Rock	IUE	JE			\$1,498,000 (LP)	
onstruction: terior: Brick concrete Perimeter ain Screen: Reno. Year: 9999 R.I. Plumbing: rof Fireplaces: R.I. Fireplaces: Property Disc: No PAD Rental: fater Supply: City/Municipal Autural Gas Sundeck(s) ype of Roof: Uthor Area: Sundeck(s) ype of Roof: to T ap LAN NWP7944, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT menities: the Influences: Contral Location, Private Setting eatures: Floor Type Dimensions Floor Type Dimensions Wain Living Room 10' x 11' Wain Nook 10' x 9' Wain Nook 10' x 9' Wain Other 7' x 10' Wain Other 1' x 11' Samt Bedroom 11' x 11' Samt Bedroom 12' x 11' Wain Other 7' x 10' Wain Cher 7' x 10' Wain Cher 1' x 12' Samt Garages Settion 2' Sundeck(s) ype of Room 11' x 11' Samt Bedroom 12' x 11' Samt Bedroom 11' x 11'		75 ft 150 ft	Meas. Depth Lot Ar Flood Rear Counc If new View: Compl Service	Type: Type: rea (sq.ft. Plain: Yard Exp: Yard Exp: (a GST/HS lex / Subc es Conne	150): 11,265.00 : ST inc?: : div: cted: Commun	Bedroom Bathroon Full Bath Half Bath	ns: s:	5 3 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0	Year Built: 1967 52 RS-1 ixes: \$6,432.36 Year: 2018 Utilities?: Yes	
ite Influences: Central Location, Private Setting eatures: Floor Type Dimensions Floor Type Dimensions Bernt Bedroom 13'x 11' Main Dining Room 10'x 11' Bsmt Bedroom 12'x 11' Main Kitchen 21'x 11' Bsmt Utility 15'x 9' Main Nook 10'x 9' Main Nook 10'x 9' Main Nook 10'x 9' Main Other 7'x 10' Main Other 7'x 13' Above Bedroom 21'x 13' Above Bedroom 11'x 11' Samt Recreation 11'x 11' Samt Recreation 11'x 11' Samt Games Room 21'x 20' inished Floor (Main): 1,665 inished Floor (Basement): 0 inished Floor (Basement): 0 inished Floor (Basement): 0 inished Floor (Case floor (Basement): 0 inished Floor (Total): 3,285 sq. ft. basent Flue Hor Main Same Floor Main Main Main Main Main Main Main Main	Onstruction: xterior:Other Brickoundation: ain Screen: enovations:Concrete Peof Fireplaces:2of Fireplaces:2ireplace Fuel: vater Supply: uel/Heating:WoodVater Supply: uudoor Area: ype of Roof:City/Munici Natural Gas Sundeck(s) Otheregal:LOT 3, PLAN	pal	R.I. Plumbing: R.I. Fireplaces: Metered Water:	Parking: Garage; Single Dist. to Public Transit: 3 B Title to Land: Freehold NonStrata Property Disc.: No PAD Rental: r: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Wall/Wall/Mixed			nStrata 1ixed	Dist. to School Bus: 6 B			
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 X Main Nook 10' x 9' X X X X X Main Other 7' x 10' Bsmt Utility 15' x 9' X X Main Other 7' x 10' X X X X X Move Bedroom 11' x 11' X X X X X X Nove Bedroom 11' x 11' X X X X X X X X Above Bedroom 11' x 11' X	ite Influences: Central Loca	ition, Private Sett	ing								
inished Floor (Above): 0 # of Kitchens: 1 1 Main 2 Yes and the floor (Above): 1,620 # of Levels: 2 2 2 Mo Workshop/Shed: Pool: 3,285 sq. ft. 0 Suite: 3 Basement: 2 Beds not in Basement: 3 Basement: 3 Basement: 4 Garage Sz: Gra Dr Ht: Basement: Full Basement: 5 7 6 Crawl/Basement: 7 6 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 7 6 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 7 6 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 7 Crawl/Basement: 6 Crawl/Basement: 7 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 7 Crawl/Basement: 6 Crawl/Basement: 6 Crawl/Basement: 7 Crawl/Basement: 6 Crawl/Basement: 7 Crawl/Basement: 6 Crawl/Basem	Main Living Room Main Dining Room Main Kitchen Main Nook Main Other Above Bedroom Above Bedroom Above Bedroom Basmt Recreation	17' x 15 10' x 11 21' x 11 10' x 9' 7' x 10 21' x 13 11' x 11 11' x 11 17' x 14	S Bsmt Bsmt Bsmt	Bedroo Bedroo	om	13' x 11' 12' x 11' 15' x 9' x x x x x x x x x x	Floor	Ту	rpe	x x x x x x x x x x x	
	inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Infinished Floor:	0 # 0 1,620 # 0 0 Sui 3,285 sq. ft. Cra Bea 0 Bas	of Kitchens: 1 of Levels: 2 te: wl/Bsmt. Height: ds in Basement: 2	Beds no	ot in Basement: 3	1 2 3 4 5 6 7	Main Main	2 3	Yes No	Barn: Workshop/Shed: Pool: Garage Sz:	

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.