



14658
West Beach Avenue



WHITE ROCK



THE
RE/MAX
COLLECTION®

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THIS ONE WILL IMPRESS

Luxury estate home with an OCEAN VIEW of White Rock Beach. This custom built home has \$500,000.00 extra in upgrades throughout this masterpiece. Inviting entry leads to a main floor master suite with fireplace, walk-in closet and luxury bathroom.



MAIN FLOOR		
Master Bedroom:	16'0 x 17'5	Bathrooms:
Bedroom:	11'0 x 12'7	7 Piece EnSuite,
Bedroom:	10'2 x 9'0	5 Piece EnSuite,
Bedroom:	12'4 x 12'7	5 Piece
Walk-In-Closet:	7'8 x 9'0	
Foyer:	8'8 x 16'9	
Hot tub size:	7 Persons	



Expansive South Exposed waterfront patio with a moveable NanaWall that joins the great room and deck, makes entertaining a breeze.

ABOVE FLOOR

Living Room: 19'2 x 15'8
Kitchen: 10'5 x 15
Wok Kitchen: 10'1 x 7'11
Eating Area: 9'5 x 15'7
Den: 10'0 x 11'0

Bathrooms: 3 Piece

Deck: 560 sq. ft. - Views to the east of Mount Baker, South is Semiahmoo Bay and to the west is Tsawwassen.



BRIGHT AND WELCOMING KITCHEN



Special Features

THE HOME

Control4 automation manages the front door, blinds, lights, music, 8-camera video security, & more.

Silent climate-control consists of Daikin Heat Pump, Dual A/C, air filtration by a commercial-grade Venmar AVS HRV system, and in-floor radiant heat.

Paradigm speakers are built-in to every room, operated by the Control4 system on your smartphone. Individual rooms can have their own sound, or you can make the whole home one big party with the same sound in every room. The TV room is ready to be programmed for surround sound.

A Veissman Vitodens 100 instant h/w system provides non-stop hot water. Plumbing fixtures by Grohe, Duravit, Villeroy & Boch, and Riobel.

This home is built on 16” steel I-beams to withstand an 8.0 magnitude earthquake. There is 2.5” of concrete under each floor level, making it soundproof down below.

Low e-windows, high-quality insulation, and a heat pump keep the monthly bills extremely low.

Has a w/c-friendly Garaventa elevator, and a 7-person H2O SPA dual-pump hot tub with 54 jets and ultraviolet lights.

THE VIEW

The 560 square foot deck off the kitchen has a full, panoramic view of Semiahmoo Bay, which is unimpeded by the 12mm free-standing glass panels with SS handrails. You can watch the sunset over the bay every night, and you have a full view of White Rock’s Canada Day fireworks.

A 24-foot long Nanawall allows the panoramic ocean view into the kitchen & living room and completely opens up to the deck.

THE KITCHEN

There’s a large wine rack, an 8’ high Thermador fridge & freezer, gas stove, a built-in espresso machine, a wine chiller, a beverage unit, a minibar, it has a view of the ocean, and you can walk out to the balcony and built-in gas BBQ.

THE MASTER BEDROOMS

The two master bedrooms on the middle floor share access to the 440 sq ft lower balcony. The main master bedroom’s ensuite has a double-jet steam shower and a free-standing tub.

THE GUEST SUITE

On the lower floor, there’s a large guest suite/man cave, with a living room, separate access, tv & fireplace, a full-sized bar area with a mini-fridge, and a bedroom.

MORE

Each aspect of this home was carefully planned to be “everything-friendly”. It uses very little energy to achieve perfect, silent climate control. It’s family, party or romance-ready. The espresso machine, music, fireplace and ocean view set the scene for the perfect morning java experience. You’ll love every day your family calls this place home, and it is built to last for generations.

Nearby Amenities

BUS

Courtesy Waterfront Shuttle service will run from 12:00 p.m. to 8:00 p.m., 7 days a week from April 6 to September 30, with stops along Marine Drive. The shuttle will make approximately 3 round trips per hour, traffic dependent.

GROCERY STORES

Buy Low Foods, 1405 Johnson Road, White Rock | 4 Min Drive 1.4km

Price Smart Foods, 1641 152nd Avenue, Surrey | 5 Min Drive 5.8km

Safeway 15355, 24th Avenue, White Rock | 6 Min Drive 1.8km

PARKS/RECREATION/LIBRARY

Centennial Park, 14523 Blackburn Crescent, White Rock | 3 Min Drive 1.3km - Off-leash dog park for dogs.

White Rock Beach, 14410 Marine Drive, White Rock | 3 Min Drive 1.3km

Sunnyside Acres Urban Forest Park, 14149 23rd Ave, Surrey | 7 Min Drive 3.2km

Semiahmoo Trail, 3040 145a St, Surrey | 10 Min Drive 5.0km

South Surrey Indoor Pool, 14655 17th Ave, Surrey | 4 Min Drive 1.4km

White Rock Community Center, 15154 Russell Ave, White Rock | 5 Min Drive 1.5km

White Rock Recreation and Culture, 1522 Buena Vista Ave, White Rock | 5 Min Drive 1.5km

White Rock Public Library, 15342 Buena Vista Ave, White Rock | 6 Min Drive 1.5km

White Rock is an oceanfront community that offers a variety of outdoor activities which includes kayak lessons, whale watching, canoeing and sailing amidst the stunning sceneries.

FESTIVALS AND EVENTS

May 5th, 2018 White Rock Busker’s Festival

July 1st, 2018 Canada Day by the Bay - Watch the fireworks from your private deck- fireworks are to the east on the beach.

August 4th & 5th 2018 White Rock Sea Festival

FERRY/AIRPORT/US BORDER

Tsawwassen Ferry Terminal, Delta | 32 Min Drive 35.5 km

Vancouver International Airport 3211 Grant McConachie Way, Richmond | 43 Min Drive 41.1 km

Peace Arch Point of Entry - U.S. Customs 123 2nd St, Blaine, Washington | 15 Min Drive 7.9km

Peace Arch Duty-Free 255 BC-99, Surrey | 11 Min Drive 7.1km

GOLF COURSES

Meridian Golf Par 3 1054 168th Street, Surrey | 10 Min Drive 6.1km

Peace Portal Golf Club 16900 4th Ave, Surrey | 13 Min Drive 8.1km

Nico-Wynd Golf Course 3601 Wynd Drive, Surrey | 10 Min Drive 6.2km

Hazelmere Golf & Tennis Club 18150 8 Ave, Surrey | 13 Min Drive 7.4km

Morgan Creek Golf Course 3500 Morgan Creek Way, Surrey | 14 Min Drive 7.2km

EQUESTRIAN CENTERS

Hazlemere Equestrian Center 215 184th Street, Surrey | 15 Min Drive 8.9km

Epona Stable and Farms Ltd. 17845 24th Ave, Surrey | 14 Min Drive 8.7km

WINERY

Vinoscenti Vineyards, 15560 Colebrook Road, Surrey | 14 Min Drive 9.8 km

Floor plans available at
www.jodiandtheteam.com

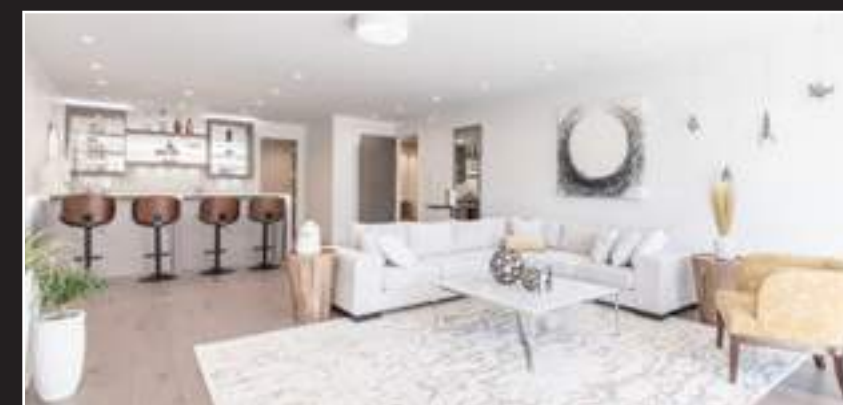
Drone video and builders interview available at
www.jodiandtheteam.com



BELOW
 Bedroom: 9'11 x 12'6 Bathrooms:
 Recreation: 19'5 x 25'2 5 Piece EnSuite,
 Mud Room: 12'9 x 8' 3 Piece
 Laundry: 7'6 x 5'
 Utility: 8'11 x 9'6

PROPERTY INFORMATION

Style: 3 Storey w/Basement
 Warranty: Yes
 Walk Score: 67
 Fireplaces: 3 Natural Gas
 Year Built: 1 Year Old 2017
 Square Feet: 4,154 Total House
 1,403 Main
 1,265 Upper
 1,486 Below
 393 Garage
 1,250 Covered Deck
 Lot Size: 5,080 sq. ft. with Vehicle
 Access to Backyard
 Frontage: 50 sq. ft.
 Depth: 101 sq. ft.
 Ceiling Height: 9'
 Roof: Asphalt-Torched On
 Framing: Concrete, Heavy Steel
 Beam and Wood Frame
 Windows: Cardinal Duel Glazed Temp Glass
 Wiring: Copper
 Plumbing: Pex and Copper
 Hot water: Veissman Vitodens 100 Instant
 Hot Water System
 Water: City
 Attic Location: No Attic
 Vacuum: Built-in
 Size of Garage: 17'9 width x 18'9 deep
 Garage door: 7'5 high x 15'5 width
 Driveway: 44'5 x 20'5
 Parking: 6
 Alarm: Owned
 Garbage Day: Friday
 Mail Delivery: Direct to Door
 Gross Taxes: \$7,150.22
 Assessment: \$2,392,000.00
 Electric: \$99.00 Average Per Month
 Gas: \$60-\$100 Average Per Month
 Zoning: Res
 Easements: Covenant and Restrictive
 Covenant
 Latent defect: N/A





Up the street, you'll find quaint restaurants & boutiques to enjoy or take a stroll along the pier and take in the sunsets while the dogs and kids run and play. Elegant seaside living at it's finest. Surrounded by longtime owners with amazing neighbours. 32 minutes to the airport, US border is 6 minutes away, Southridge private school is 15 min away and there are 3 full golf courses and a winery in close proximity. This is a rare find!

PRIVATE SCHOOLS

Eaton Arrowsmith School
1538 Foster St #300 White Rock 4 Min Drive

White Rock Christian Academy
2265 152nd Street Surrey 6 Min Drive

South Ridge Senior Secondary
2656 160th Street Surrey 11 Min Drive

Star of the Sea School
15024 24th Avenue Surrey 5 Min Drive

St. John Paul 11 Academy
15265 Pacific Avenue White Rock 4 Min Drive

PUBLIC SCHOOLS

Elementary: Bayridge Elementary School
1730 142 Street Surrey 5 Min Drive

French School: Laronde Elementary School
1880 Laronde Drive Surrey 9 Min Drive

Secondary: Semiahmoo Secondary
1785 - 148 St., Surrey 4 Min Drive

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