

**R2409019**  
House/Single Family

**13970 MALABAR AVENUE**  
White Rock  
White Rock  
V4B 2Y2

Residential Detached  
**\$1,390,000 (LP)**



Depth/Size (ft.): **150** Frontage (ft.): **75.00** Approx. Yr Built: **1967**  
 Lot Area (sq.ft.): **11,265.00** Bedrooms: **5** Age: **52**  
 Flood Plain: Bathrooms: **3** Zoning: **RS-1**  
 Rear Yard Exp: Full Baths: **1** Gross Taxes: **\$6,432.36**  
 Half Baths: **2** For Tax Year: **2018**  
 P.I.D.: **011-275-987**  
 View:  
 Complex / Subdiv:  
 Services Connected: **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**

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

Legal: **LT 3 SEC 9 NWD PL NWP7944 TWP 1**

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 Room	17' x 14'			x			
Bsmt	Games Room	21' x 20'			x			

Finished Floor (Main):	<b>1,665</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>2</b>	<b>Yes</b>
Finished Floor (Below):	<b>1,620</b>	# of Levels:	<b>2</b>	2	Main	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3	Bsmt	<b>2</b>	<b>No</b>
Finished Floor (Total):	<b>3,285 sq. ft.</b>	Crawl/Bsmt. Height:		4			
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>2</b>	5			
Grand Total:	<b>3,285 sq. ft.</b>	Basement:	<b>Full</b>	6			
		Beds not in Bsmt.:	<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 \$3850/m.**