## **15627 BUENA VISTA AVENUE WHITE ROCK**

White Rock, V4B 1Z3

Residential Detached \$1,975,000 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Buil	lt: 1963		
Frontage (ft):	50.00	Bathrooms:	3	Age:	61		
Lot Area: (sq.ft.)	6,750.00	Full Baths:	3	Zoning:	SFD		
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,93	38.33	
Rear Yard Exp:				For Tax Year:	2023		
View:	Yes			P.I.D.:		138-895	
-							
Style of Home:	2 Storey		Parking:	Total: 4 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Stucco, Vinyl		Parking Access:	Front			
Foundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:	Addition, Raised		Units in Dev:				
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:				
Water Supply:	City/Municipal	City/Municipal		Freehold NonStrat	rata		
Fuel/Heating:	Baseboard,Forced A	Baseboard, Forced Air, Natural Gas		Yes			
Outdoor Area:	Balcny(s) Patio(s) Do	Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck PAD Rental:					
Type of Roof:	Metal,Other		Fixtures Leased:	No			
Floor Finish:	Hardwood,Laminate	,Tile,Carpet	Fixtures Rmvd:	Yes			
View:	Yes : Ocean view fro	om upper floors					
Mgmt. Company:							
Complex / Subdiv:							
Services Connected:	Electricity,Natural Ga	as,Sanitary Sewer,Storm Sewer,Wate	r				
Legal:	LOT 3, BLOCK 33 A	, PLAN NWP11255, PART E1/2, SEC	TION 11, TOWNSHIP 1, NE	W WESTMINSTER LAND	DISTRICT		
Amenities:							
Site Influences:		te Yard,Recreation Nearby,Shopping					
Features:	ClthWsh/Dryr/Frdg/S	Stve/DW,Drapes/Window Coverings,F	ireplace Insert, Freezer, Micro	wave,Other - See Remar	ks,Storage Shed	Vacuum - Built In	
Bylaw Restric:							
Listing Broker(s):	RE/MAX Lifestyles F	Realty (Langley)					
Floor	Туре	Dimensions	Floor	Туре	Dimen	sions	
Main	Living Room	10'1 x 17'4	Main	Foyer	9'0 x 7'	1	
Main	Kitchen	a.a		Family Room	20'4 x <sup>-</sup>		
Main	Dining Room	8'2 x 11'7	Above			16.10	
Main		8'2 x 11'7 6'2 x 11'7	Above Above	Primary Bedroom	21'0 x <sup>-</sup>		
	Family Room			•	21'0 x <sup>-</sup> 6'6 x 3'	12'3	
Main	Family Room Bedroom	6'2 x 11'7	Above	Primary Bedroom		12'3 5	
Main Main		6'2 x 11'7 14'8 x 7'4	Above Above	Primary Bedroom Walk-In Closet	6'6 x 3'	12'3 5 11'11	
	Bedroom	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8	Above Above Above	Primary Bedroom Walk-In Closet Bedroom	6'6 x 3' 11'11 x	12'3 5 11'11	
Main	Bedroom Bedroom	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9	Above Above Above	Primary Bedroom Walk-In Closet Bedroom	6'6 x 3' 11'11 x	12'3 5 11'11	
Main Main	Bedroom Bedroom Laundry	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4	Above Above Above Above	Primary Bedroom Walk-In Closet Bedroom Den	6'6 x 3' 11'11 x 10'9 x 9	12'3 5 11'11 9'9	
Main Main Finished Floor (Main):	Bedroom Bedroom Laundry 1,209 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 <b># Of Rooms:</b>	Above Above Above Above 13	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor	6'6 x 3' 11'11 x 10'9 x 9 # of Pieces	12'3 5 11'11 9'9 Ensuite?	
Main Main Finished Floor (Main): Finished Floor (Above):	Bedroom Bedroom Laundry 1,209 sqft 1,341 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 <b># Of Rooms:</b> <b># Of Kitchens:</b>	Above Above Above Above 13 1	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor Main	6'6 x 3' 11'11 x 10'9 x 9 <b># of Pieces</b> 4	12'3 5 11'11 3'9 <b>Ensuite?</b> No	
Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Bedroom Bedroom Laundry 1,209 sqft 1,341 sqft 0 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 # Of Rooms: # Of Kitchens: # Of Levels:	Above Above Above Above 13 1 2	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor Main Above	6'6 x 3' 11'11 x 10'9 x 5 <b># of Pieces</b> 4 4	12'3 5 11'11 3'9 <b>Ensuite?</b> No Yes	
Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Bedroom Bedroom Laundry 1,209 sqft 1,341 sqft 0 sqft 0 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 # Of Rooms: # Of Rooms: # Of Levels: Suite:	Above Above Above Above 13 1 2	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor Main Above	6'6 x 3' 11'11 x 10'9 x 5 <b># of Pieces</b> 4 4	12'3 5 11'11 3'9 <b>Ensuite?</b> No Yes	
Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Bedroom Bedroom Laundry 1,209 sqft 1,341 sqft 0 sqft 0 sqft 2,550 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Above Above Above Above	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor Main Above	6'6 x 3' 11'11 x 10'9 x 5 <b># of Pieces</b> 4 4	12'3 5 11'11 3'9 <b>Ensuite?</b> No Yes	
Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor:	Bedroom Bedroom Laundry 1,209 sqft 1,341 sqft 0 sqft 0 sqft 2,550 sqft 0 sqft	6'2 x 11'7 14'8 x 7'4 10'8 x 9'8 9'9 x 10'9 6'0 x 10'4 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Above Above Above Above	Primary Bedroom Walk-In Closet Bedroom Den Bathroom Floor Main Above	6'6 x 3' 11'11 x 10'9 x 5 <b># of Pieces</b> 4 4	12'3 5 11'11 3'9 <b>Ensuite?</b> No Yes	

This gorgeous, well-maintained, 4 bed plus den, 3 full bath home, with ocean views from the 2nd floor and roof-top deck, is the perfect coastal retreat! Beautifully landscaped private back yard, with a lush garden, gazebo and Koi pond is your own little oasis to relax and enjoy, yet large enough to entertain friends and family. Lovely, manicured, south-facing front yard, and big beautiful windows and skylights throughout the home let in tons of natural light. A gorgeously renovated 2nd floor has access to the wrap-around deck from the fam. room and primary bdrm. The perfect spot for your morning coffee and evening sunsets! Or, climb the indoor ladder to the rooftop deck for SPECTACULAR panoramic views! Quiet street, close to schools, shopping, dining, beach!

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