



1530 Cory Road White Rock \$1,299,000

- LOT SIZE 7,490 SQFT / FRONTAGE West 50 FEET and WIDTH South 150 FEET
- Rancher with Three Bedrooms and Two Bathrooms
- Secure Fenced South East Backyard
- Double Garage & Parking on Concrete Driveway for Six Cars
- Central Air Conditioning
- Excellent Young Family Home or Downsizing for Seniors
- Possible Ocean View on Top Floor with a Rebuild
- Schools: Bayridge Elementary and Semiahmoo Secondary with IB Program

Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

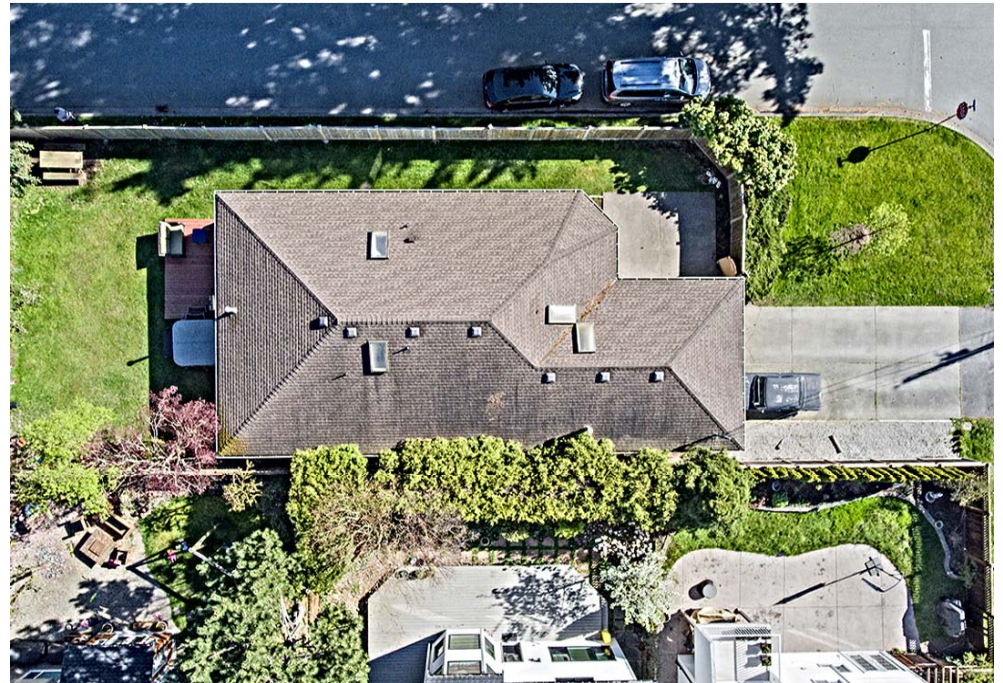
Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock





Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
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bcline@shaw.ca



Active
R2160603

Board: F
House/Single Family

1530 CORY ROAD

South Surrey White Rock
White Rock
V4B 3J2

Residential Detached

\$1,299,000 (LP)
(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,500,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1990
Depth / Size: 150	Bathrooms:	2	Age: 27
Lot Area (sq.ft.): 7,490.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,441.79
Rear Yard Exp: Southeast			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-955-672
			Tour:

View: **Yes: Ocean View on Rebuild**

Complex / Subdiv: **WEST WHITE ROCK**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **PL 84815 LT 4 LD 36 SEC 9 TWP 1**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'8 x 4'0			x			x
Main	Living Room	16'1 x 12'5			x			x
Main	Dining Room	13'1 x 9'10			x			x
Main	Kitchen	13'1 x 8'9			x			x
Main	Eating Area	11'6 x 6'3			x			x
Main	Family Room	14'5 x 11'7			x			x
Main	Master Bedroom	14'7 x 14'6			x			x
Main	Bedroom	11'3 x 10'0			x			x
Main	Bedroom	12'2 x 9'11			x			x
		x			x			

Finished Floor (Main):	1,661	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	5	Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3					Pool:
Finished Floor (Total):	1,661 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz: 19'3 x 18'5
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,661 sq. ft.	Basement: Crawl		6					
				7					
				8					

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Located in desirable West White Rock, South/East 7,490 sqft corner lot at Laurel & Cory Road. 1,661 sqft rancher w/ 3 bdrms & 2 FULL baths. Very bright , lots of windows & skylights. Features include a/c, wide plank hardwd flring & 2 nat gas fireplaces. 100 AMP service & copper plumbing/wiring throughout. Dble garage plus lots of parking options up to 8 cars. Fully fenced, private backyard w/ garden patio & hot tub. Asphalt roof 7 years old. Excellent holding property or build your dream home. School catchments: Bayridge & Semiahmoo w/IB program. Centrally located close to shopping, parks, transit & beach access at Coldicutt Ravine 3.5 acre city Park . Price Reduced *Motivated Seller Now Priced 100K below assessment. Open House Sunday June 4th 2-4 PM OFFERS MONDAY JUNE 5TH AFTER 7PM



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REALTY LTD. EST. 1909

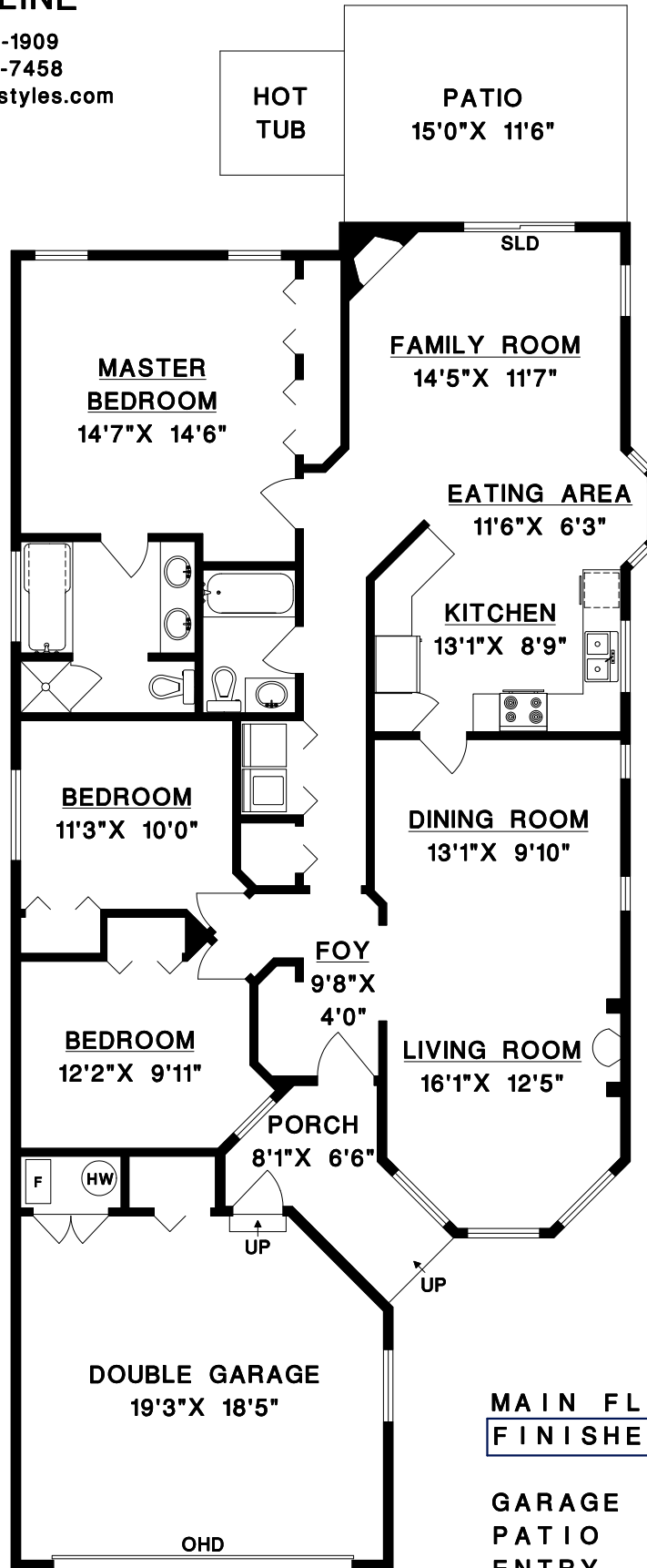
1530 CORY ROAD,
WHITE ROCK, B.C.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

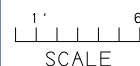
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MAIN FLOOR	1661 SQ. FT.
FINISHED AREA	1661 SQ. FT.

GARAGE	373 SQ. FT.
PATIO	172 SQ. FT.
ENTRY	72 SQ. FT.

MAIN FLOOR



DRAWN BY: CN
DATE: APRIL 2017
REVISED:





HUGH & MCKINNON
REALTY
ESTABLISHED 1909



1530 CORY ROAD

售價: **\$1,299,000**

佔地面積: 7,490 平方呎 (地長: 50 呎 / 地闊: 150 呎)

重建可享海景

分區: RS-1 (最高可達 7.7 米或 25.26 呎)

設圍欄、私隱後園向東南方

近購物、公園、公共交通

可步行至海灘

3 睡房, 1661 平方呎居所

雙車房

投資或重建夢想家園至佳選擇

校區: Bayridge 小學 & Semiahmoo 中學

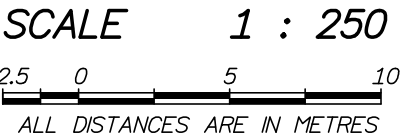
文件備索:

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/658/extras>

TOPOGRAPHIC SITE PLAN OF LOT 4 SECTION 9
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 84815

CIVIC ADDRESS:

1530 Cory Road, White Rock, BC
P.I.D.: 015-955-672



LEGEND

- DENOTES STANDARD IRON POST FOUND
- ☐ DENOTES CATCH BASIN - TOP ENTRY
- CB DENOTES CATCH BASIN - ROUND
- Ⓜ DENOTES WATER METER
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION

Lot dimensions are derived from Plan 84815.

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS)
Derived from Control Monument 88H3885 located at the SW
corner of the intersection of Blackburn Ave and Nichol Road.
Elevation = 75.665m

Spot elevations along curb are taken in gutter

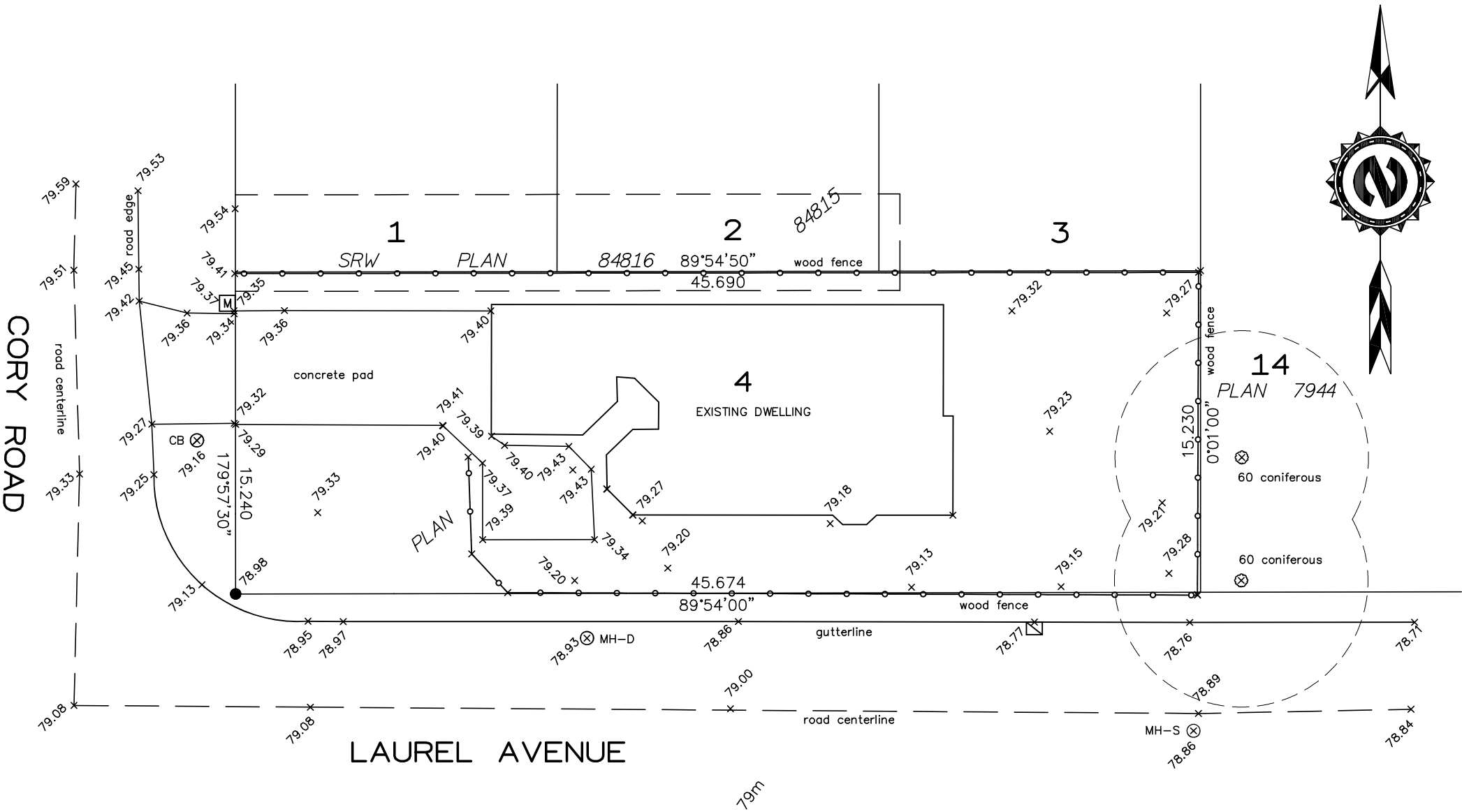
If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are
shown in cm. All trees 30cm and larger on project are
shown. Refer to Arborist report(if one) for tree details.

This Plan was prepared for architectural design and permit
purposes, and is for the exclusive use of our client. The
signatory accepts no responsibility or liability for any
damages that may be suffered by a third party as a
result of reproduction, transmission or alteration to this
document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 1st DAY February, 2017.

----- B.C.L.S.
M. Adam Fulkerson





W R O M S

City of White Rock Mapping Online System



1530 Cory Road

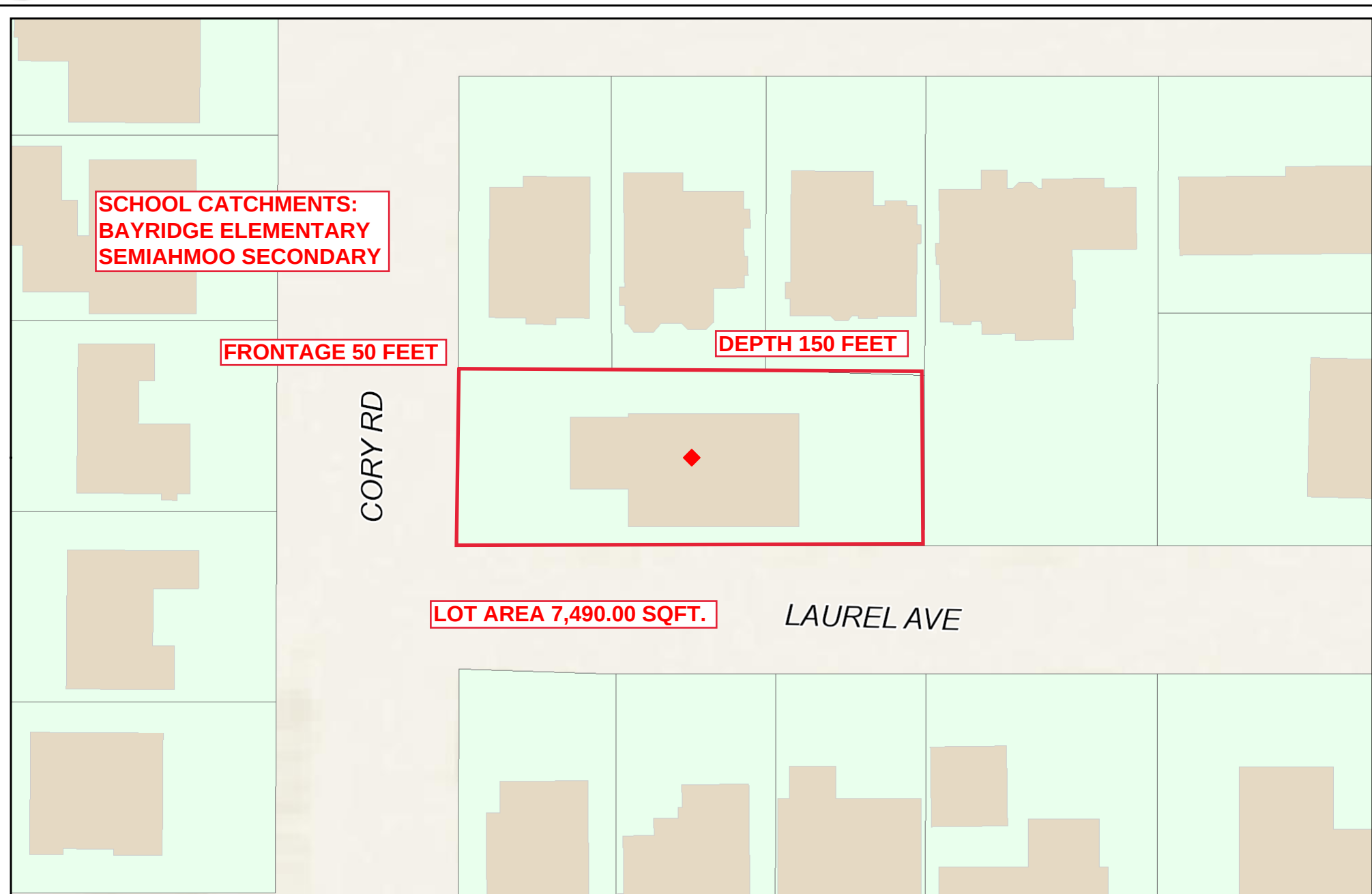
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Scale: 1:500



Map created on: 2017-04-10

WHITE ROCK
My City by the Sea!



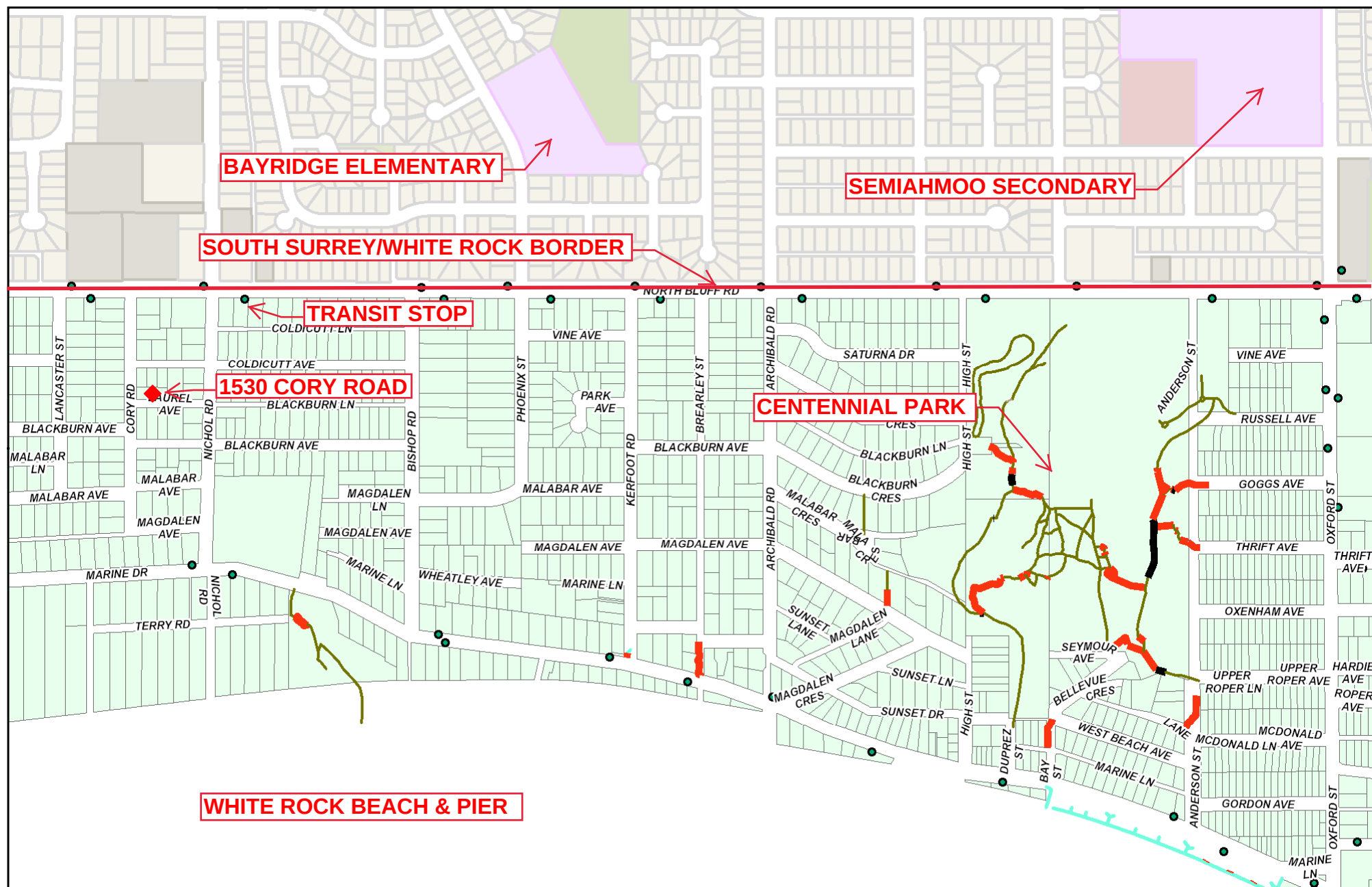
1530 Cory Road

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Scale: 1:500



Map created on: 2017-04-10



1530 Cory Road

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Scale: 1:7,500



Map created on: 2017-04-10

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2015/2016

	Elementary Schools	Public/Private	2015/16 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Morgan Elementary	Public	74/956	90/780	8.6/10
2	Rosemary Heights Elementary	Public	86/956	90/780	8.4/10
3	Bayridge Elementary	Public	110/956	96/780	8.0/10
4	Crescent Park Elementary	Public	110/956	147/780	8.0/10
5	Semiahmoo Trail Elementary	Public	131/956	137/780	7.8/10
6	Chantrell Park Elementary	Public	163/956	90/780	7.5/10
7	Ocean Cliff Elementary	Public	241/956	147/780	7.1/10
8	South Meridian Elementary	Public	326/956	305/780	6.6/10
9	Jessie Lee Elementary	Public	344/956	468/780	6.5/10
10	Sunnyside Elementary	Public	388/956	380/780	6.3/10
11	Ray Shepherd Elementary	Public	418/956	265/780	6.2/10
12	Laronde Elementary	Public	438/956	154/780	6.1/10
13	Peace Arch Elementary	Public	461/956	291/780	6.0/10
14	White Rock Elementary	Public	518/956	305/780	5.7/10
15	H.T. Thrift Elementary	Public	591/956	344/780	5.4/10
16	Pacific Heights Elementary	Public	685/956	535/780	5.0/10
	Private Schools		2015/16 Ranking		
1	Southridge	Private	1/956	1/780	10.0/10
2	Star of the Sea	Private	30/956	22/780	9.7/10
3	White Rock Christian	Private	210/956	210/780	7.2/10
	Secondary Schools		2015/16 Ranking		
1	Semiahmoo Secondary	Public	36/293	39/264	7.9/10
2	Elgin Park Secondary	Public	50/293	39/264	7.5/10
3	Earl Marriott Secondary	Public	91/293	90/264	6.8/10

OCEAN PARK DIRECTORY

CATEGORY	NAME	ADDRESS	PHONE
Accountants	David Grant, C.A.	12752 28 Avenue	604-728-1936
Appliances	Ranger's Ocean Park Appliance	12875 16 Avenue	604-538-9600
Bakery	Cobs Bread	12857 16 Avenue	604-531-0016
	Fieldstone Artisan Breads	2 12823 Crescent Road	604-531-7880
Banks	Bank of Montreal	12810 16 Avenue	604-541-3394
	HSBC	12894 16 Avenue	604-536-3557
	Royal Bank of Canada	60 1658 128 Street	604-541-4488
	TD Canada Trust	1611 128 Street	778-777-5026
Bed and Breakfast	Dancing Firs Bed and Breakfast		604-538-3835
Children's Clothing	Cotton 'N' Crayon	12867 16 Avenue	604-535-0466
Cleaning: Windows	Bayview Window & Gutters	12678 24 Avenue	604-538-9269
Coffee Bar	Starbucks	60 1658 128 Street	604-531-2663
Computers	Blackbird Computer Service	12884 20 Avenue	604-538-9894
Counselling	Alma Vaugeois (Psychology Counselling)	12733 25 Avenue	604-538-2232
	Joel Brass (Registered Counsellor)	1521 161B Street	604-535-4220
	Tanya Johnson (Registered Counsellor)		778-867-3917
Credit Unions	Coast Capital Savings	1680 128 Street	604-517-7000
Daycare: French Immersion	Bonjour Callins French Family Day Care	1314 128A Street	604-536-2876
Decking - Wood & Vinyl	All Decked Out Decking (Peter Hembery)		604-541-8841
Dentists	Ocean Park Dental Cetnre	12808 16 Avenue	604-536-2484
Drycleaning	MasterCare Drycleaners	1635 128 Street	604-536-2551
Education	Kip McGrath Education Centres	202 12840 16 Avenue	604-535-6215
Electrical Contractor	Honey Electric (Ron Honey)		604-536-9505
Embroidery	Saltayre Custom Embroidery	2660 127A Street	604-535-7123
Florists	Ocean Park Flowers	12891 16 Avenue	604-531-7133
Gifts	A Little Bit Country	1637 128 Street	604-535-3308
Gifts & Collectables	Country Heart Designs		604-542-2205
Grocery	Chan's Farm Market	12872 16 Avenue	604-538-2332
	Safeway	12825 15 Avenue	604-531-3422
Grocery: Specialty	Delitalia Fine Foods	1629A 128 Street	604-535-9588
	Piquant Gourmet Meats & Seasonings	1627 128 Street	604-535-8638
Hair Salon & Esthetics	Ushi's Ocean Park Day Spa	12912 16 Avenue	604-531-2312
Hall Rentals	Ocean Park Community Hall	1577 128 Street	604-538-2460
Health: Childbirth	Crescent Moon Child Birth Services		604-535-1175
Health: Foods	Ocean Park Health Foods	12907 16 Avenue	604-531-7011
Health: Massage Therapy	Ocean Park Massage Therapy Clinic	210 12761 16 Avenue	778-736-0253
Health: Medical Doctor	Dr. Mark Frobb, MD	1661 128 Street	604-531-0444
Health: Physiotherapy	Ocean Park Sports & Orthopaedic Physio	1673 128 Street	604-536-5300
Homes: Construction	Pacific Projects: Custom Home Design		604-857-5660
Homes: Masonary & Tile	HANS on Tile Incorporated	12912 16 Avenue	604-538-4869
Insurance	Schill Insurance	1597 128 Street	604-531-2318
Jewellers	Tim Platinum Jewellers	12883 16 Avenue	604-538-4438
Landscape Designer	Fabulous Flower Beds (Scott McLeod)		604-614-3530
Landscaping	Jim's Mowing (Marc Boyd)		604-310-5467
Landscaping - Home & Garden	Norwegian Wood		604-763-5273
Lawyers	Horizon Law Corporation (Lina Lee)	1675A 128 Street	604-538-7074
Legion	The Royal Canadian Legion (Branch 240)	2643 128 Street	604-535-1043
Library	Surrey Public Library	12854 17 Avenue	604-502-6304
Meats	Ocean Park Fine Meats & Seafood	12852 16 Avenue	604-531-1222

OCEAN PARK DIRECTORY			
CATEGORY	NAME	ADDRESS	PHONE
Music: Instruction	Ocean Park Piano (Helga Murray)		778-294-2294
Music: Instruments & Lessons	Surfside Music	103 1645 140 Street	778-294-1088
Newspaper	Peace Arch News	1545 Johnston Road	604-531-1711
Nursery: Plants & Flowers	Gardenworks Nursery	2124 128 Street	604-535-8853
Optician	Eurovision Optical	1657 128 Street	604-542-2933
Postal Services	Canada Post (Pharmasave)	12851 16 Avenue	604-536-7649
Real Estate	Beebe Cline (Hugh & McKinnon Realty)	14007 16 Avenue	604-830-7458
Restaurants	Delrios Restaurant	1669 128 Street	604-536-2544
	Little Caesars Pizza	1653 128 Street	604-535-2354
	Morrison Café	12855 16 Avenue	604-531-3636
	Ocean Park Village Pub	12822 16 Avenue	604-536-9654
	Panago Pizza	101 12840 16 Avenue	604-310-0001
	Sakaya Sushi	1593 128 Street	604-535-5082
	Subway Sandwiches & Salads	1623 128 Street	604-538-6571
Sound & PA Services	Q Sound (Phlip Q Davey)		604-617-8453
Spas	Aal d'Moor Spa	12348 21A Avenue	604-538-8098
Travel Services	Advantage Bell Tours Travel	12894 16 Avenue	604-535-2587
Travel: Cruises	Ocean Park Cruise Ship Centers	1659 128 Street	604-542-7447
Writing Services	Christina Newberry Writing & Editing (christina@christinaneberry.com)		
Yoga	Thrive Movement Studio	1554 128 Street	778-294-9440
	Yoga Classes by Alma Vaugeois	12733 25 Avenue	604-538-2232



North Bluff Road/16th Avenue

Did you know?
You can avoid the crowds by parking at Centennial and walking to the beach through the ravine trails.

Did you know?
Irene Maccaud Nelson sold this plot to the City of White Rock in 1968. She named it for her father, Francis Maccaud, an Episcopalian minister in Blaine near the turn of the century.

Did you know?
Barge Park is not named after a container ship but after William R. Barge, a White Rock pioneer and World War I veteran who ran the town's first hardware store.

Did you know?
Bryant park's name honours George Bryant, a professional gardener who landscaped City Hall and often played Santa Claus at Christmas dinners for the needy.

Did you know?
Peace Arch Elementary Park was named for the Peace Arch at the U.S./Canada boundary, built in 1921 to celebrate 100 years of peace between the two countries.

Did you know?
From the 1920s to the 1940s, Coldicutt Ravine was used for beach access by guests of Tom Coldicutt's villa. The land that is now Coldicutt Park was sold to the City of Surrey in 1947 and White Rock took it over upon incorporation.

Did you know?
In earlier times, it was possible to stand on the beach and hear the Nine O'Clock Gun (about a minute and half late), 23 miles away in Stanley Park.

Did you know?
Lions Park was opened in 1999 to commemorate the 125th anniversary of the Royal Canadian Mounted Police.

Legend

Municipal Boundary	Benches	Playground	Tennis Courts
Trails & Walking Routes	Washrooms	Soccer Field	Lacrosse Box
Stairs	Drinking Fountains	Fitness Circuit	Lawn Bowling
Picnic Facilities	Viewpoint/Landscaping	Baseball Diamond	Horseshoe Pitch

City of White Rock Parks

To the Canada/U.S. border >