



1568 KERFOOT ROAD • \$1,999,988













Presented by:
Beebe Cline - PREC

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



Active
R2799671
Board: F
House/Single Family

1568 KERFOOT ROAD

South Surrey White Rock
White Rock
V4B 3M1

Residential Detached

\$1,999,988 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,988**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1984**
Frontage(feet): **65.90** Bathrooms: **4** Age: **39**
Frontage(metres): **20.09** Full Baths: **3** Zoning: **RS-1**
Depth / Size: **133'** Half Baths: **1** Gross Taxes: **\$7,288.53**
Lot Area (sq.ft.): **8,758.00** Rear Yard Exp: **Southeast** For Tax Year: **2023**
Lot Area (acres): **0.20** P.I.D.: **001-786-709** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv: **Semiahmoo Secondary Catchment**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Forced Air, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2015**
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing: **No**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1/2** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No :heirloom mantle in primary & Railway cabinet in dining rm**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 302 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56236**

Amenities: **Air Cond./Central, Elevator, Garden, Storage, Wheelchair Access, Workshop Attached**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Smoke Alarm, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,935	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,063	Main	Foyer	8'6 x 4'1	Above	Bedroom	10'9 x 9'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	11'2 x 7'7	Above	Walk-In Closet	5'6 x 4'2	Main 2
Finished Floor (Below):	0	Main	Dining Room	13'5 x 9'5	Above	Walk-In Closet	8'10 x 6'4	Main 3
Finished Floor (Basement):	0	Main	Family Room	13'5 x 11'9	Above	Bedroom	17'8 x 15'11	Main 3
Finished Floor (Total):	2,998sq. ft.	Main	Kitchen	18'2 x 9'5			x	Above 3
Unfinished Floor:	0	Main	Living Room	16'9 x 13'10			x	
Grand Total:	2,998sq. ft.	Main	Primary Bedroom	23'4 x 17'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	12'8 x 8'11			x	
		Main	Laundry	12'7 x 9'0			x	
		Main	Walk-In Closet	6'5 x 4'2			x	
		Main	Walk-In Closet	5'3 x 4'2			x	
Suite: None		Above	Bedroom	12'4 x 8'8			x	
Basement: Crawl		Above	Bedroom	16'0 x 8'10			x	

Crawl/Bsmt. Height: **3'0** # of Levels: **2**
of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Note: Virtual Staging Utilized in Photos

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

Beautiful, sunny 8,758 SF lot. 5 Bedrooms/3.5 Bath with air conditioning-heat pump. 2015 updates include all new windows, skylights, roof, gutters, soffits, siding & engineered hardwood floors. A Southeast exposure, fully fenced yard. Deck & balcony exceed 800 SF. Fire table, dual natural gas outlets. An excellent family home in the Semiahmoo Secondary/Bayridge Elementary catchment. The primary bedroom suite is on the main floor & 4 bedrooms up. This well built home has an elevator shaft. Formal living & dining room, office, laundry-mudroom, family room & kitchen on main floor. Detached workshop 20'/12'in backyard & garage 20'/14'8 + driveway for four cars. Half a block to transit. Walk to parks & recreation, beach & corner store. Move in for September 23/24 school year. Brochure available & video tour.

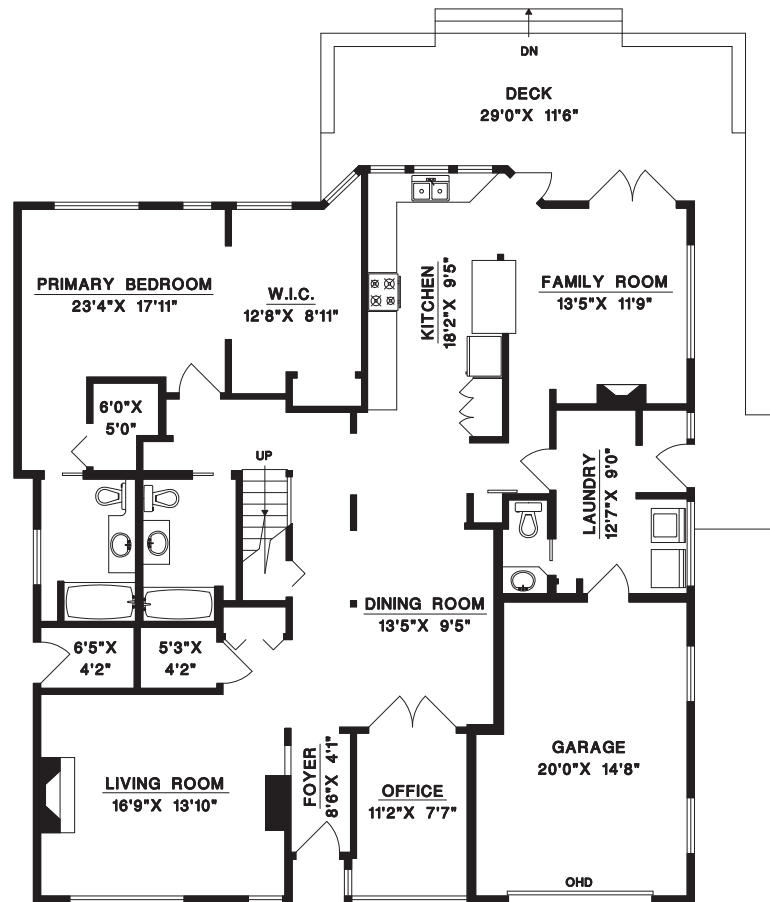
BEEBE CLINE

BUS: 604-531-1909

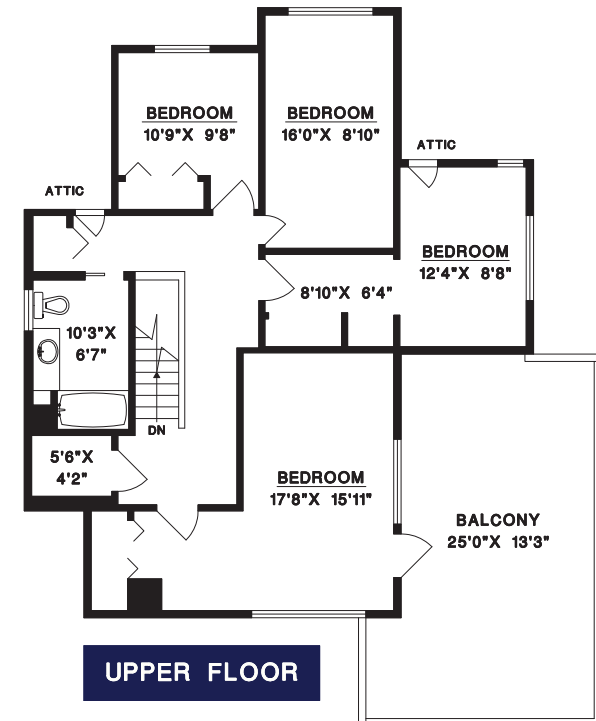
CEL: 604-830-7458

www.whiterocklifestyles.com

1568 KERFOOT ROAD,
WHITE ROCK, B.C.



MAIN FLOOR



UPPER FLOOR	1063	SQ. FT.
MAIN FLOOR	1935	SQ. FT.
FINISHED AREA	2998	SQ. FT.

GARAGE	293	SQ. FT.
DECK	423	SQ. FT.
BALCONY	362	SQ. FT.
WORKSHOP	273	SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: JULY 2023
REVISED:

1568 KERFOOT ROAD

FEATURES

Lot Size: 8,758 SF

Home: 2,998 SF

Bedrooms: 5

Bathrooms: 3.5

- Heat Pump A/C
- Vaulted Living Room & Family Room
- Office, Living Room, Dining Room & Family Room on Main
- Two Natural Gas Fireplaces on Main
- Kitchen Island with Seating
- Natural Gas Stove
- Pantry off Kitchen for Additional Storage
- Master Bedroom on Main with Sitting/Office Area
- Second Full Bath on Main has Concrete Floors
- Powder/Half Bath off Laundry Room on Main
- Slate Floors in Laundry Room on Main
- Oversized Single Garage (20'0" x 14'8")
- Secondary Fridge/Freezer in Garage
- Roughed-in Elevator Shaft on Main
- Wheelchair Friendly Home on Main
- East Exposure Backyard with off Kitchen/Family Room with 423 SF Deck
+ Two Natural Gas Outlets
- Office/Bedroom on Upper-Level Access to 362 SF Southwest
- Dormer Storage – Up
- Full Ensuite Closets
- Fire Pit

UPDATES

2015 – Exterior Updates:

- New Siding + Sliders
- All New Windows + Skylights
- New Roof, Gutters & Soffits Installed

2015 – Interior Updates:

- Engineered Hardwood Floors + Slate Flooring on Main
- Maple Cabinetry – Painted

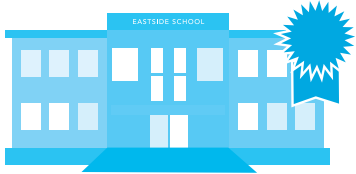


1568 Kerfoot Road

White Rock, BC

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Bayridge Elementary

Designated Catchment School

Grades K to 7

1730 142 St

Semiahmoo Secondary

Designated Catchment School

Grades 8 to 12

1785 148 St

Other Local School

École Laronde Elementary

Grades K to 7

1880 Laronde Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Bay Ridge Park

14320 - 17 Avenue



4 mins



Centennial Park Leisure Centre and Arena

14600 North Bluff Road



8 mins



Horst & Emmy Werner Centre for Active Living

1475 Anderson Street



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Dog Park

1 Arena

2 Rinks

8 Tennis Courts

1 Basketball Court

2 Ball Diamonds

3 Sports Fields

1 Track

2 Community Centres

2 Sports Courts

8 Outdoor Games

Facilities

1 Botanical Garden

1 Community Garden

3 Trails

1 Fitness/Weight Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away.

Nearest Street Level Transit Stop

Eastbound North Bluff Rd
at Kerfoot Rd

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.37km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15155 18 Ave



Police Station

1815 152 St

14

SUBDIVISION PLAN OF THE SOUTH HALF OF BLOCK 55
OF THE N.E.1/4 OF SEC.9, T.P.1, PLAN 3591, N.W.D.

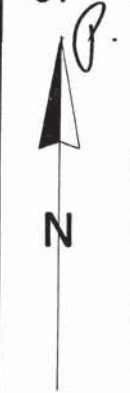
SCALE : 1 INCH = 50 FEET

PLAN 56236

REF. R1330E

Deposited in the Land Registry Office
at New Westminster, B.C.
this 5TH day of JANUARY, 1979.

D. J. J. J.
Assistant Registrar



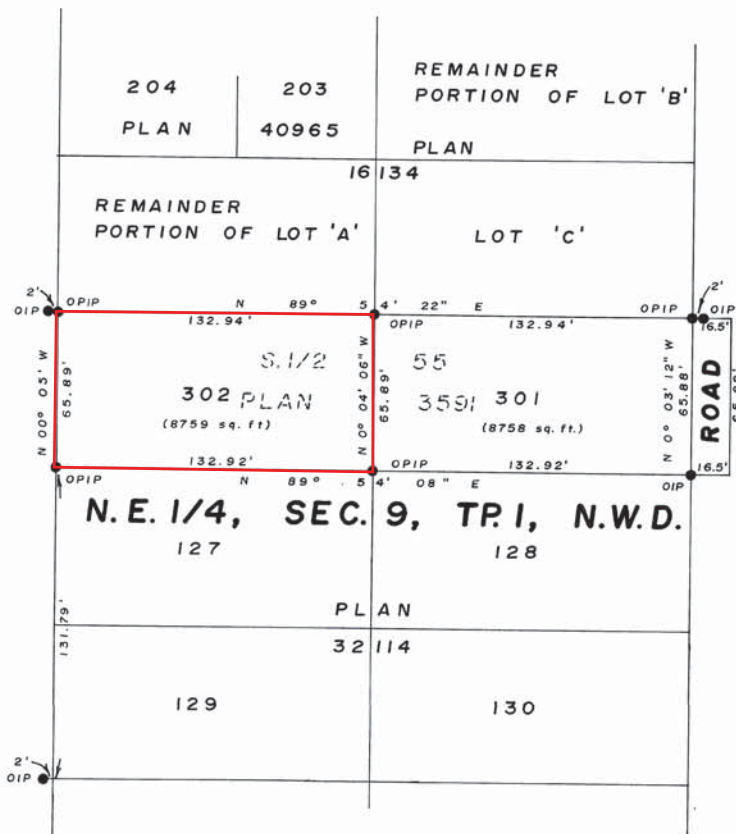
VINE
AVE.

KERFOOT
STREET

KERFOOT
STREET

BREARLEY
STREET

BREARLEY
STREET



LEGEND

- Bearings are astronomic derived from Plan 32114.
- OIP denotes old standard iron-bar post found.
 - IP denotes standard iron-bar post set.
 - OP denotes old standard wooden post found.

Approved under the Land Registry Office
this 27 day of November, 1978.

B. P. L. L.
Approving Officer for the City of
White Rock.

I R.J. Reynolds of the City of White Rock,
British Columbia Land Surveyor, make oath and say
that I was present at and did personally superintend
the survey represented by this plan and that the
survey and plan are correct. The said survey was
completed on the 27th day of September, 1978.

R. J. Reynolds
B.C.L.S.

Sworn before me at White Rock, B.C.,
this 28th day of September, 1978.

Thorne Smith
Commissioner for taking affidavits within
the province of British Columbia.

Joyce Valerie Pitke
Owner

Harold Alan Lloyd
Witness

R. J. Reynolds
British Columbia Land Surveyor
203-15225 Thrift Avenue
White Rock, B.C.

This plan lies within the Greater Vancouver Regional District.



FRONTAGE: 65.9 FT

DEPTH: 133 FT

TOTAL LOT AREA: 8,758 SF

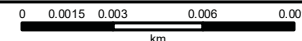
SCHOOL CATCHMENTS:
BAYRIDGE ELEMENTARY
SEMIAHMOO SECONDARY

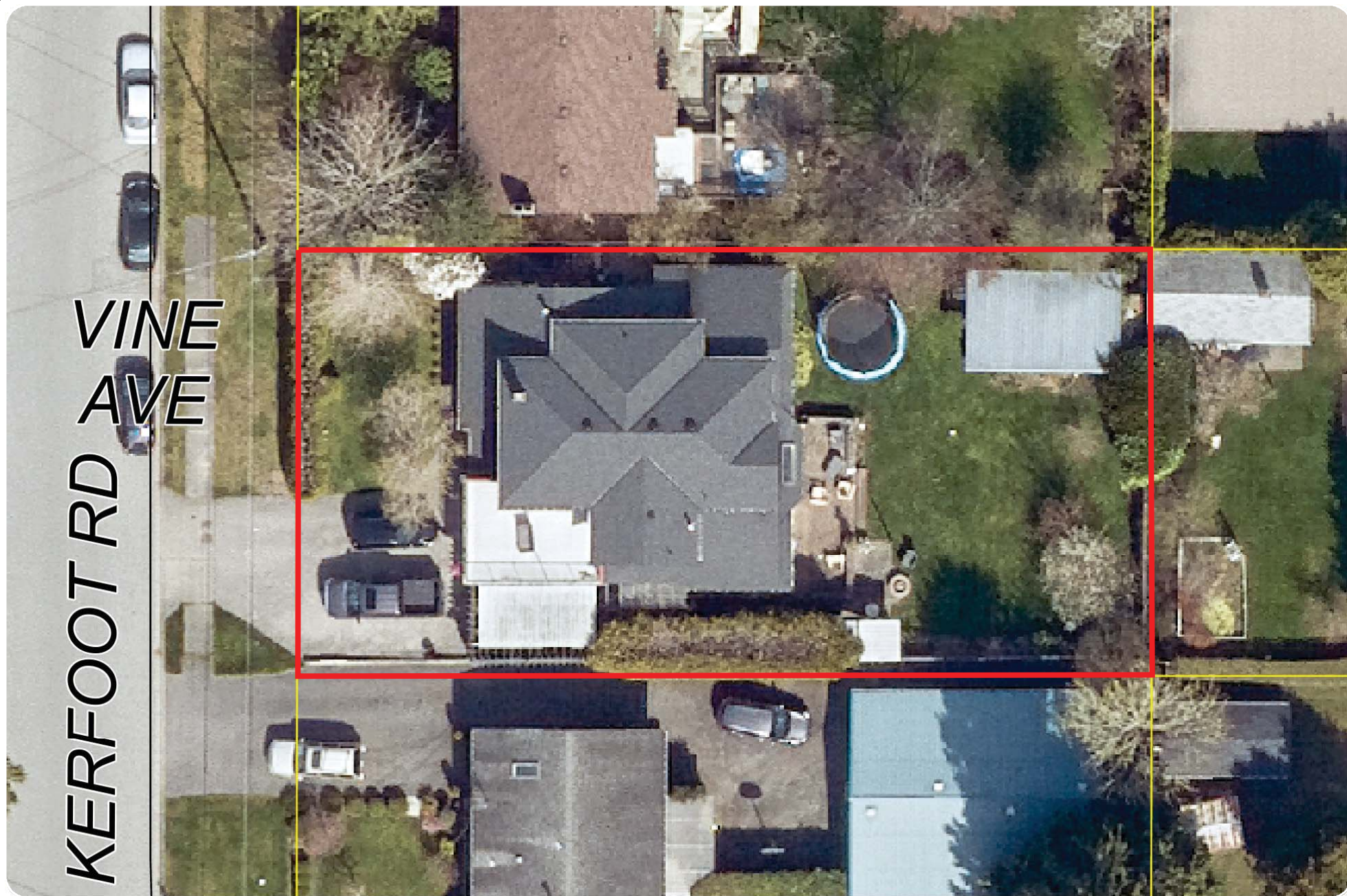
ZONING:RS-1
ONE UNIT RESIDENTIAL ZONE

KERFOOT RD

1568 Kerfoot Road

Scale: 1:250





1568 Kerfoot Road

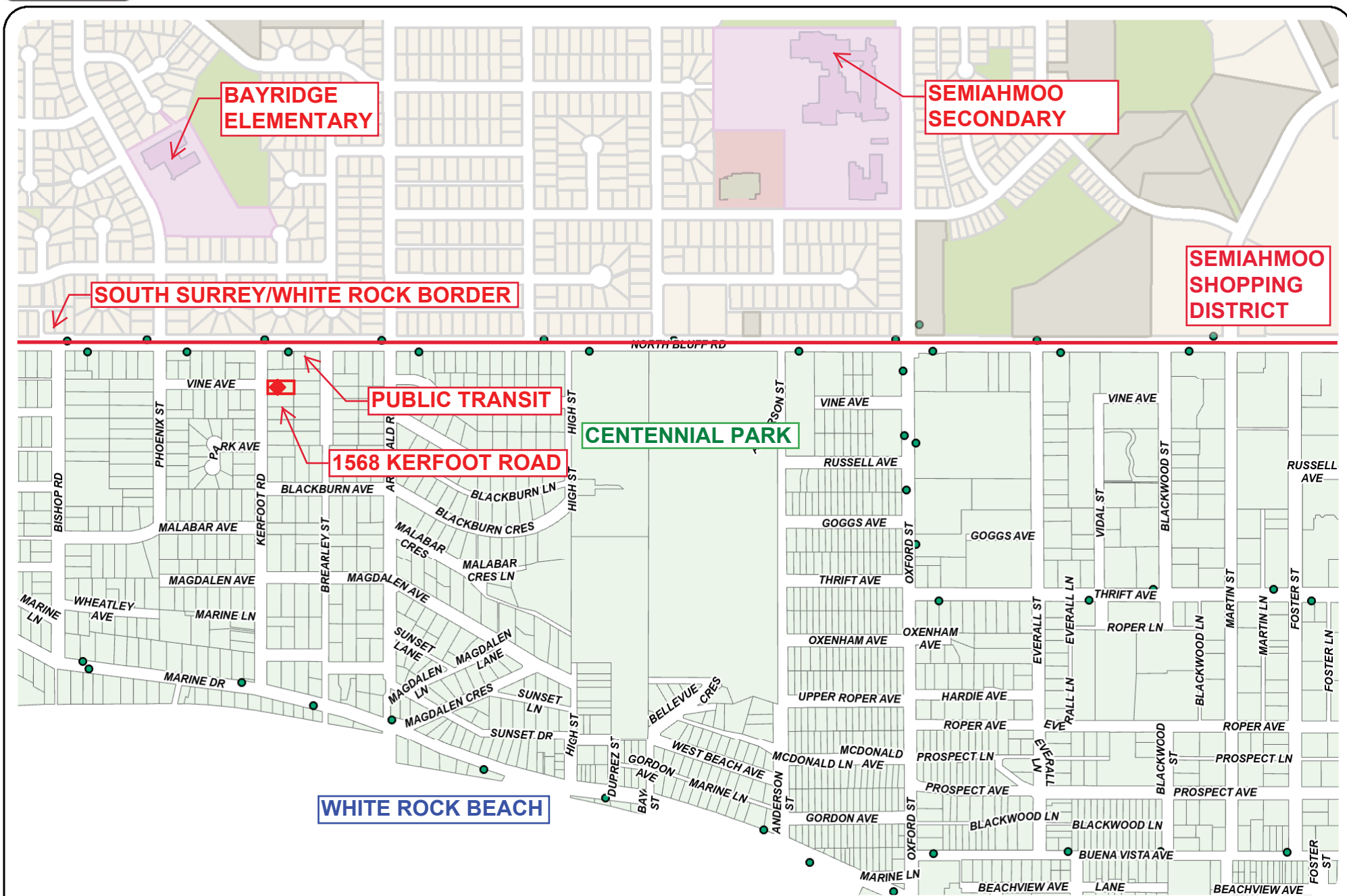
Scale: 1:250

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km

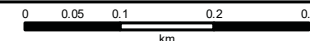
Map created on: 2023-07-15



1568 Kerfoot Road

Scale: 1:8,000

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Map created on: 2023-07-15

North Bluff Rd./ 16th Ave.



Legend

- | | | | |
|---|-----------------|---|---------|
|  | City Limits |  | Parks |
|  | Walkways |  | Streets |
|  | Heritage Marker |  | Trails |

★ map is not to scale

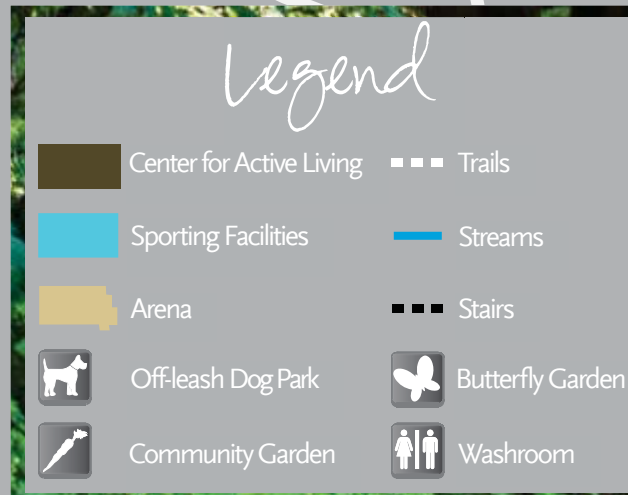
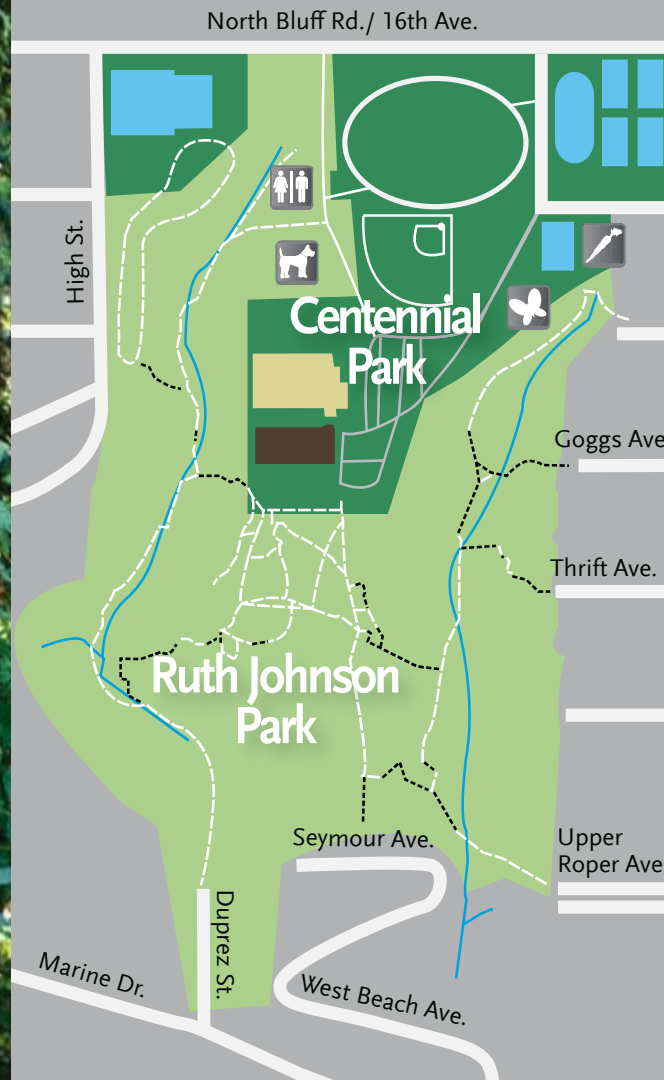


WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!

WHITE ROCK BEACHES

White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.

