

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):	59.00	Bathrooms:	2	Age:	16
Lot Area (sq.ft.):	4,500.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,073.95
Rear Yard Exp:		Maint. Fee:	287.90	For Tax Year:	2023
View:	Yes			P.I.D.:	902-523-708

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY LTD
Complex / Subdiv:	CLOVER CREEK
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 2-69 CLSR93596 SKOWKALE IR #10
Amenities:	Air Cond./Central,Club House,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 8'10	Main	Walk-In Closet	5'2 x 9'1
Main	Bedroom	11'11 x 14'6	Main	Laundry	6'4 x 14'8
Main	Den	10'3 x 10'10			
Main	Living Room	17'5 x 17'2			
Main	Dining Room	11'0 x 9'0			
Main	Kitchen	9'10 x 12'9			
Main	Primary Bedroom	13'5 x 12'9			

Finished Floor (Main):	1,571 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,571 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,571 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Clover Creek, a sought-after 45+ gated community in the heart of Sardis. You will fall in love with this 1570+sqft 2-bed + large den/office which offers french doors, 2-bath rancher boasting a large island kitchen built for chef, featuring a high end stainless steel appliance package w/warming drawer, maple shaker cabinetry w/lots of storage, stone backsplash, large laundry room, a master suite with walk-in closet and glass door walk-in shower w/ bench, a great open concept design for entertaining which flows out to your large semi covered concrete deck and fully fenced yard! This unit offers tons of storage as it sits on a generous-sized crawlspace. All this is situated just mins from the highway exit and all facets of shopping & recreation. Call today for your private viewing!