

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>	59.00	<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area (sq.ft.):</b>	4,500.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	287.90	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	902-523-708

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

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CLOVER CREEK
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 2-69 CLSR 93596 SKOWKALE IR #10
<b>Amenities:</b>	Air Cond./Central,Club House,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	1,571 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,571 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,571 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

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! Recent upgrades include, fresh exterior paint, new G.T. furnace unit & H.W. Tank! This unit offers tons of storage as it sits on a generous-sized crawlspace. All this is situated just mins from the hwy