

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):	40.00	Bathrooms:	2	Age:	14
Lot Area (sq.ft.):	4,000.00	Full Baths:	2	Zoning:	RSV3
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,085.00
Rear Yard Exp:		Maint. Fee:	287.90	For Tax Year:	2023
View:	Yes			P.I.D.:	903-012-581

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Geothermal	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt. Cheam and Valley
Mgmt. Company:	Homelife Advantage Realty
Complex / Subdiv:	Clover Creek
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 2-79 CLSR 93596 SKOWKALE IR#10
Amenities:	Air Cond./Central,Club House
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'10 x 8'4	Main	Laundry	11'6 x 5'4
Main	Great Room	14'0 x 12'6	Main	Storage	10'4 x 3'2
Main	Kitchen	9'10 x 13'2			
Main	Dining Room	11'0 x 13'2			
Main	Primary Bedroom	14'0 x 13'2			
Main	Bedroom	12'0 x 11'0			
Main	Den	12'0 x 9'0			

Finished Floor (Main):	1,544 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	5	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,544 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,544 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Clover Creek where detached home living is affordable. This 1544 sqft rancher offers 2 large bedrooms plus a Den. An open concept design with countless custom features including: large kitchen with island and custom cabinetry, top of the line appliances and granite counter tops. 3 skylights and 9' ceilings throughout makes this a bright and welcoming space filled with natural light. Hardy plank siding, crown molding, hardwood and tile floors, french doors to a huge patio that enjoys sweeping views of Mount Cheam and the valley. Situated on an oversized lot backing onto green space and fields. Geothermally heated to ensure you are cozy warm all winter long. Pet friendly and close to all amenities. You don't want to miss seeing this one!