

FOR SALE

THE
FOLIO
GROUP

PRESENTS

168 Caspian Pl



CLOVER
RESIDENTIAL



DISCOVER

Colwood (Royal Bay)



Surrounded by natural beauty, Colwood offers residents a unique style of living with no shortage of recreational activities, including golfing, swimming, and wind-surfing.



\$1,088,000

Neighbourhood: Colwood

Bedrooms: 4

Bathrooms: 4

Living Area: 2,652 Sq.Ft.

Year Built: 2021

Lot Size: 3,786 Sq.Ft.

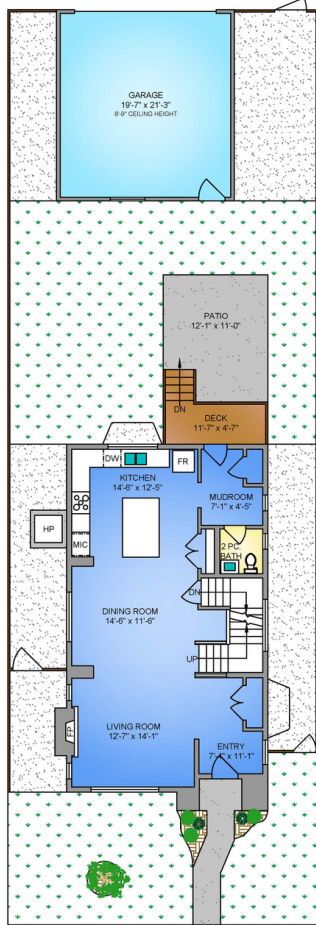
Taxes: \$4,507 (Tax Year: 2023)

MLS: 955371

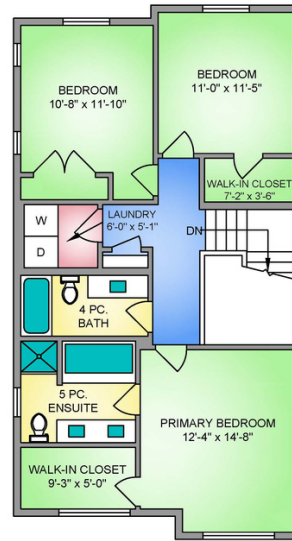
168 Caspian Pl

Located in desirable Royal Bay, this spacious and meticulously maintained 4 bed 4 bath family home is conveniently located close to parks, schools, and shopping. The impressive list of features include, extended kitchen island with wine storage, french door pantry, oversized living room windows, marble gas fireplace, heat pump & A/C with air filtration system, solar panel conduit roughed-in, and more! The welcoming entrance flows seamlessly into the living, dining, and kitchen areas where you will find stone countertops, upgraded cabinetry, premium appliances, and a guest bath. The upper level offers three generous bedrooms with a laundry room. The primary includes a walk-in closet, upgraded ensuite with double sinks, added cabinets, and a premium drop-in tub. The finished basement provides a generous entertainment/family room along with a separate bedroom, full bath, and storage. The fully fenced backyard with a detached double garage and south facing sun deck is BBQ ready!

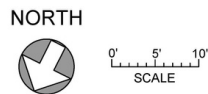
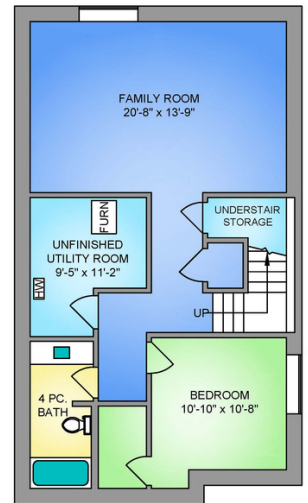
FLOOR PLANS



UPPER FLOOR
921 SQ. FT.
8'-0" CEILING HEIGHT



LOWER FLOOR
814 SQ. FT.
8'-0" CEILING HEIGHT



188 CASPIAN DRIVE
MARCH 12, 2024
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD.
PLANS MAY NOT BE 100% ACCURATE. BE CERTAIN, PLEASE TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
LOWER	814	102	-	-
MAIN	917	-	451	216
UPPER	921	-	-	-
TOTAL	2652	102	451	216



GET TO KNOW US



Ole Schmidt

MANAGING BROKER, CO-OWNER
Ole@cloverresidential.com



Hannah Hayworth

REALTOR®
Hannah@cloverresidential.com



William Johnson

REALTOR®
William@cloverresidential.com

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