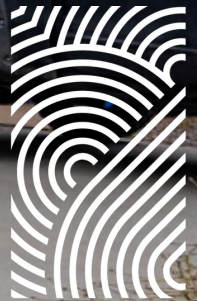


FOR SALE

THE
**FOLIO
GROUP**

PRESENTS

795 Jenkins Ave.



CLOVER
RESIDENTIAL



DISCOVER

Langford



Langford is one of the fastest-growing communities in the region with an abundance of amenities, infrastructure, and parklands to match.



\$899,000

Neighbourhood: Langford

Bedrooms: 3

Bathrooms: 3

Living Area: 1808 sq ft (strata plan)

Year Built: 2006

Taxes: \$3,572 (Tax Year: 2023)

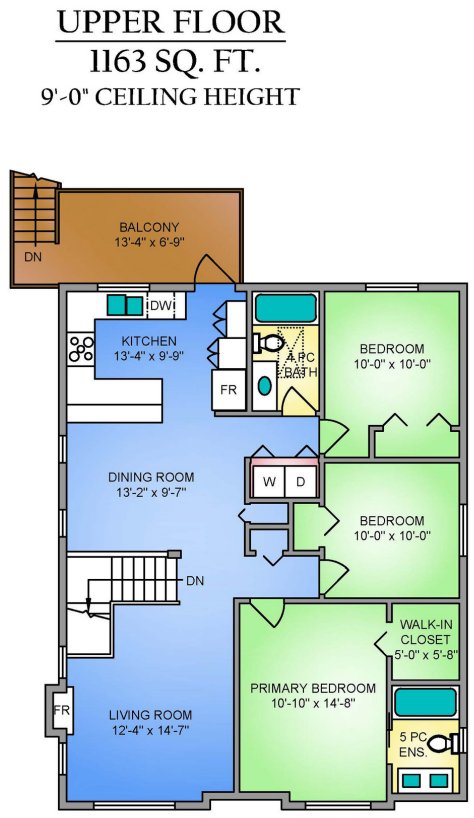
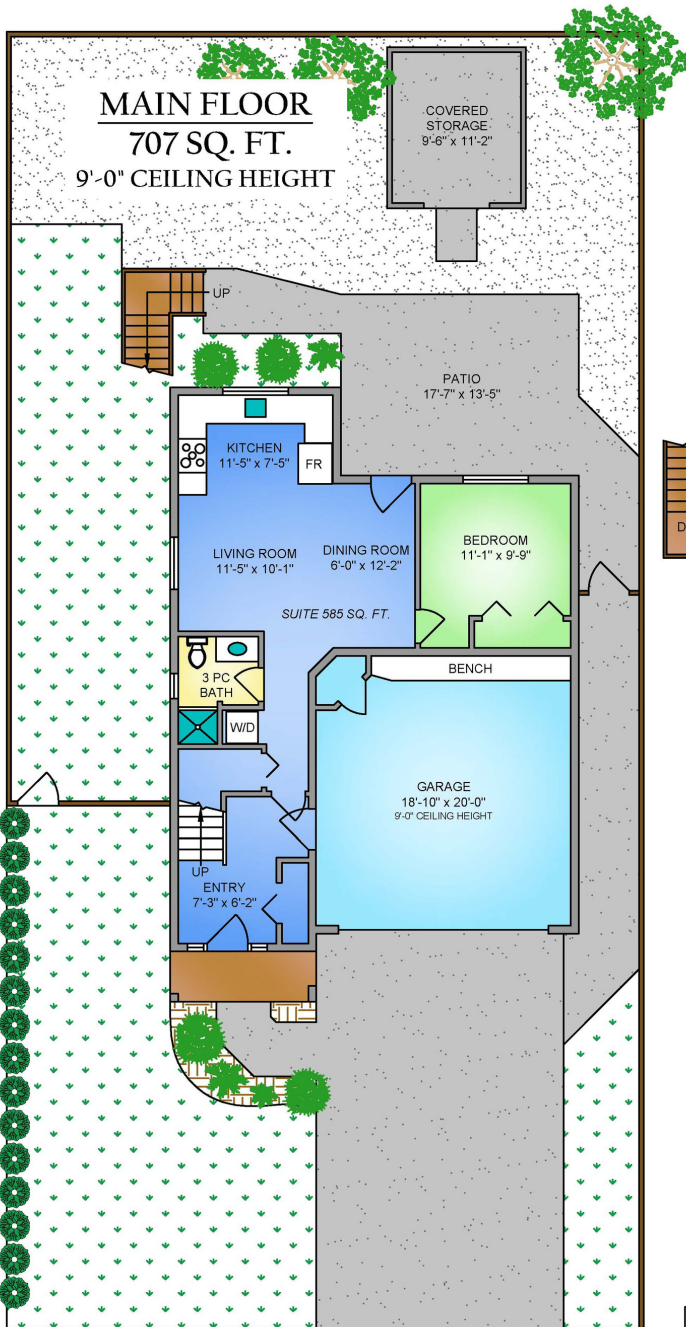
MLS: 956298

975 Jenkins Ave.

This impeccably crafted home offers effortless versatility. Boasting 4 total bedrooms, 3 full baths, 1 bed additional accommodation down, 9-foot ceilings, and an abundance of windows, its modern appeal is evident throughout. The kitchen features stainless steel appliances, granite countertops, sleek cabinets, a breakfast bar, and a spacious pantry. All complemented by a sizable deck accessible through the kitchen for seamless indoor-outdoor living. Descend the stairs to discover a private south-facing rear yard complete with an expansive patio. The main floor encompasses a gracious living area with an electric fireplace, a primary suite with a full ensuite and jetted tub, two additional bedrooms, and another bath. The entry level offers a 1 bedroom self-contained in-law suite with a full bath and separate laundry. Completing the picture are a double garage, 200-amp service, and a host of other desirable features.

Conveniently located close to Glen Lake, shopping, schools, parks, trails and many more amenities.

FLOOR PLANS



NORTH



250-884-9753
 matt@propermeasure.com
 www.propermeasure.com

975 JENKINS AVENUE
 MARCH 21, 2024
 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

| FLOOR | AREA (SQ. FT.) | | |
|-------|----------------|--------|---------|
| | FINISHED | GARAGE | BALCONY |
| MAIN | 707 | 407 | - |
| UPPER | 1163 | - | 108 |
| TOTAL | 1870 | 407 | 108 |



GET TO KNOW US



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THE
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