

FOR SALE

THE  
FOLIO  
GROUP

PRESENTS

#6 - 1010 Pembroke St



CLOVER  
RESIDENTIAL



DISCOVER

# North Park

Situated across from Royal Athletic Park, this residence boasts unparalleled access to an array of amenities, including Save On Foods, the Save On Arena, parks, schools, cafes, and more—all within walking distance. Additionally, its proximity to the Downtown Core and the eclectic Fernwood neighborhood ensures effortless exploration of the city's diverse offerings.



**\$799,000**

**Neighbourhood:** North Park

**Bedrooms:** 3 + den

**Bathrooms:** 3

**Living Area:** 1,563 Sq.Ft. (strata plan)

**Year Built:** 1996

**Taxes:** \$3,859 (Tax Year: 2023)

**Strata Fee:** \$514

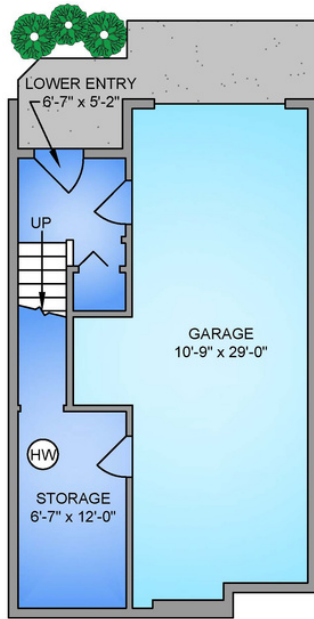
**MLS:** 953726

## #6 - 1010 Pembroke St

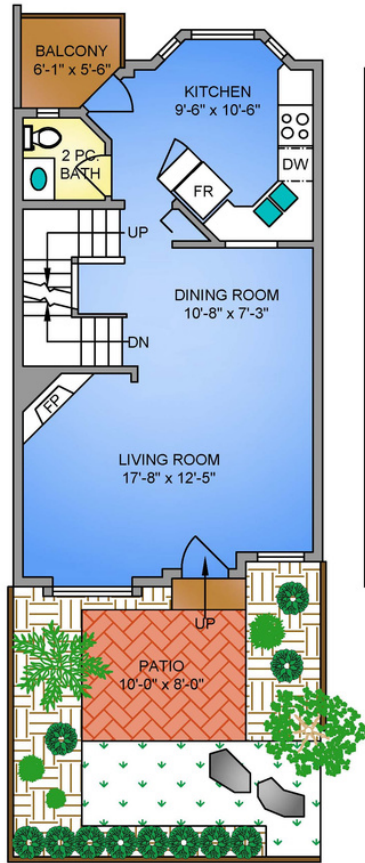
This charming townhouse, boasting 3 beds + a den and 3 baths, is centrally located in North Park and conveniently features a single car garage. As you step through the gated entrance, you're greeted by a welcoming patio ideal for entertaining. Inside, the main level consists of an inviting living, dining, and kitchen area, adorned with a new gas fireplace with custom surround, plus a 2-pc bath and courtyard balcony. Head upstairs to the serene primary bedroom, featuring a soaring vaulted ceiling, modern 3-pc ensuite, and a sunny balcony. Two additional bedrooms and a 4-pc bath ensure ample space for guests. Venture further to the versatile loft space, offering endless possibilities as an art studio, yoga retreat, or media room —complete with your own outdoor private box seating for the Harbour Cats baseball game. Situated across from Royal Athletic Park with close proximity to Downtown & Fernwood, an array of amenities are at your doorstep including groceries, parks, schools & cafes.

# FLOOR PLANS

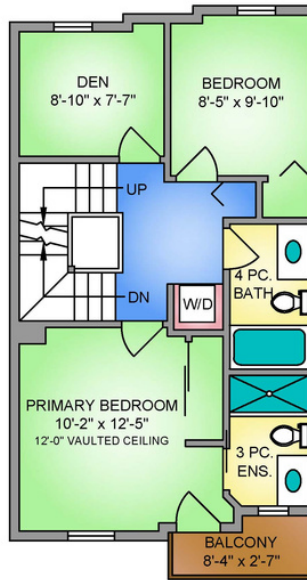
**LOWER FLOOR**  
175 SQ. FT.  
8'-0" CEILING HEIGHT



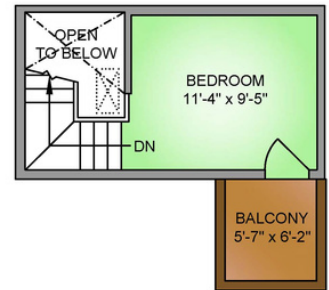
**FIRST FLOOR**  
571 SQ. FT.  
8'-0" CEILING HEIGHT



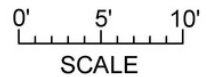
**SECOND FLOOR**  
571 SQ. FT.  
8'-0" CEILING HEIGHT



**THIRD FLOOR**  
185 SQ. FT.  
8'-0" CEILING HEIGHT



NORTH



UNIT 6 - 1010 PEMBROKE STREET				
MARCH 4, 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	UNFINISHED	GARAGE	DECK / PATIO
LOWER	175	107	368	-
FIRST	571	-	-	110
SECOND	571	-	-	26
THIRD	185	-	-	35
TOTAL	1502	107	368	171



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## GET TO KNOW US

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