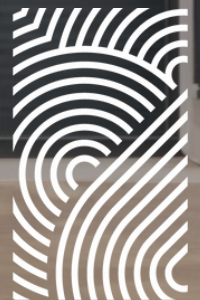


FOR SALE

THE
FOLIO
GROUP

PRESENTS

305 Whimbrel 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.



\$1,098,000

Neighbourhood: Colwood

Bedrooms: 3 + den

Bathrooms: 3

Living Area: 2,052 Sq.Ft.

Year Built: 2019

Lot Size: 4,404 Sq.Ft.

Taxes: \$4,610 (Tax Year: 2023)

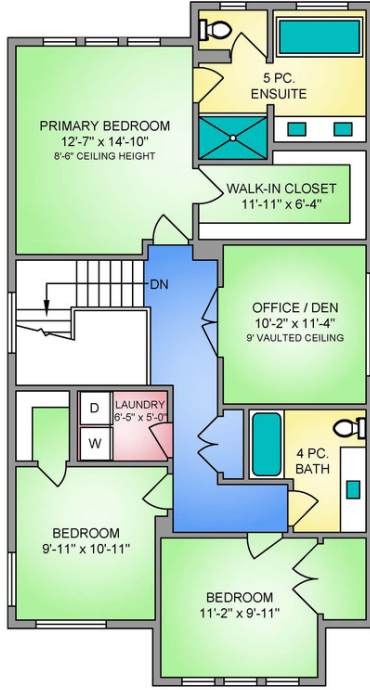
MLS: 952981

305 Whimbrel Pl

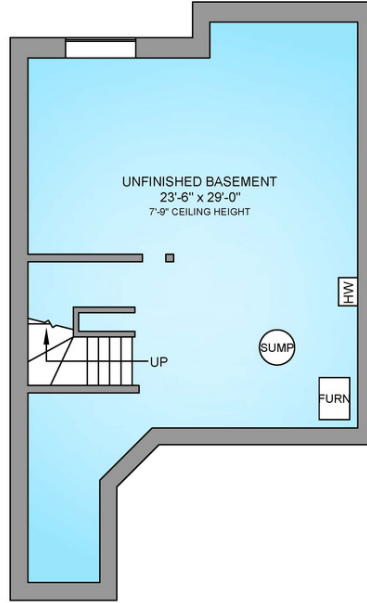
Nestled on a desirable cul-de-sac in sought after Royal Bay, this 3 bed+den, 3 bath family home, is the perfect balance of elegance, practicality & potential. It boasts a long list of upgrades, a functional floor plan, plus an unfinished basement that offers opportunity for customization. The main level features an open concept kitchen, dining & living area, with a convenient 2pc bath, oversized windows, and a Ledgestone Carbon fireplace wall. The kitchen is well appointed with marble counters, premium hardware, wine storage, gas range, wall convection oven, pantry & lighted glass upper cabinetry. Upstairs the luxurious primary suite includes tray ceilings, a sprawling walk-in closet, and a spa-like 5pc ensuite. The den, adorned with French doors & vaulted ceilings, offers versatility as an office/bedroom. The south-facing fully fenced backyard has the perfect deck for alfresco dining. Home complete with A/C and double garage. Steps to The Commons shopping, schools, parks & Beachlands.

FLOOR PLANS

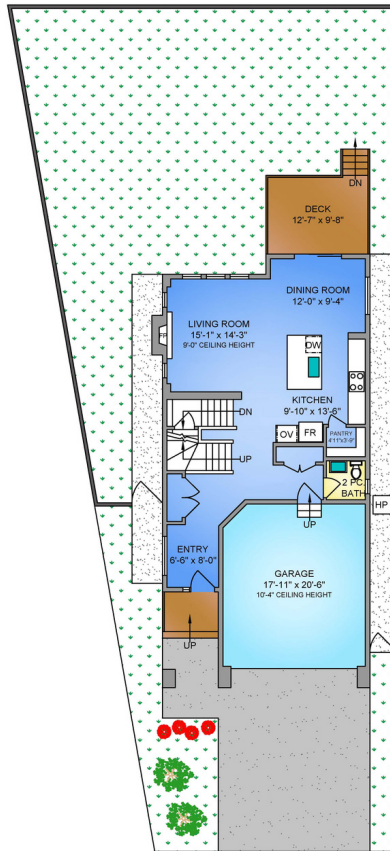
UPPER FLOOR
1182 SQ. FT.
8'-0" CEILING HEIGHT



LOWER FLOOR
880 SQ. FT.
7'-9" CEILING HEIGHT



305 WHIMBREL PLACE
MAIN FLOOR
870 SQ. FT.
9'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

305 WHIMBREL PLACE
FEBRUARY 21, 2024
PREPARED FOR THE EXCLUSIVE USE OF OTHER RESIDENTIAL PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY.

FLOOR	AREA SQ. FT.		
	FINISHED	UNFINISHED	GARAGE / DECK / PATIO
MAIN	870	-	400 / 122
UPPER	1182	-	-
LOWER	-	880	-
TOTAL	2052	880	400 / 122

PROPER MEASURE
PRECISION

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GET TO KNOW US



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