

FOR SALE

THE
FOLIO
GROUP

PRESENTS

315 Song Sparrow Pl



CLOVER
RESIDENTIAL



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



\$1,298,000

Neighbourhood: Colwood | Royal Bay

Bedrooms: 3

Bathrooms: 3

Living Area: 2,840 Sq.Ft.

Year Built: 2020

Lot Size: 4,340 Sq.Ft.

Taxes: \$4,825 (Tax Year: 2023)

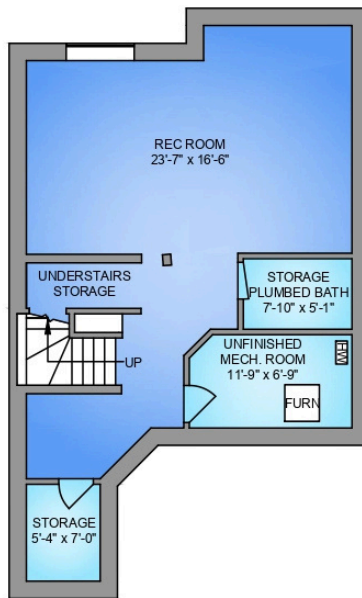
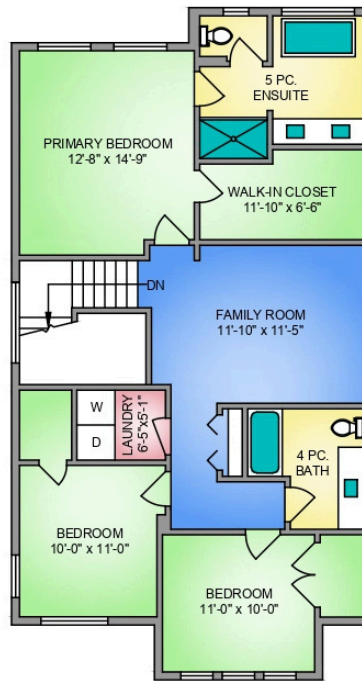
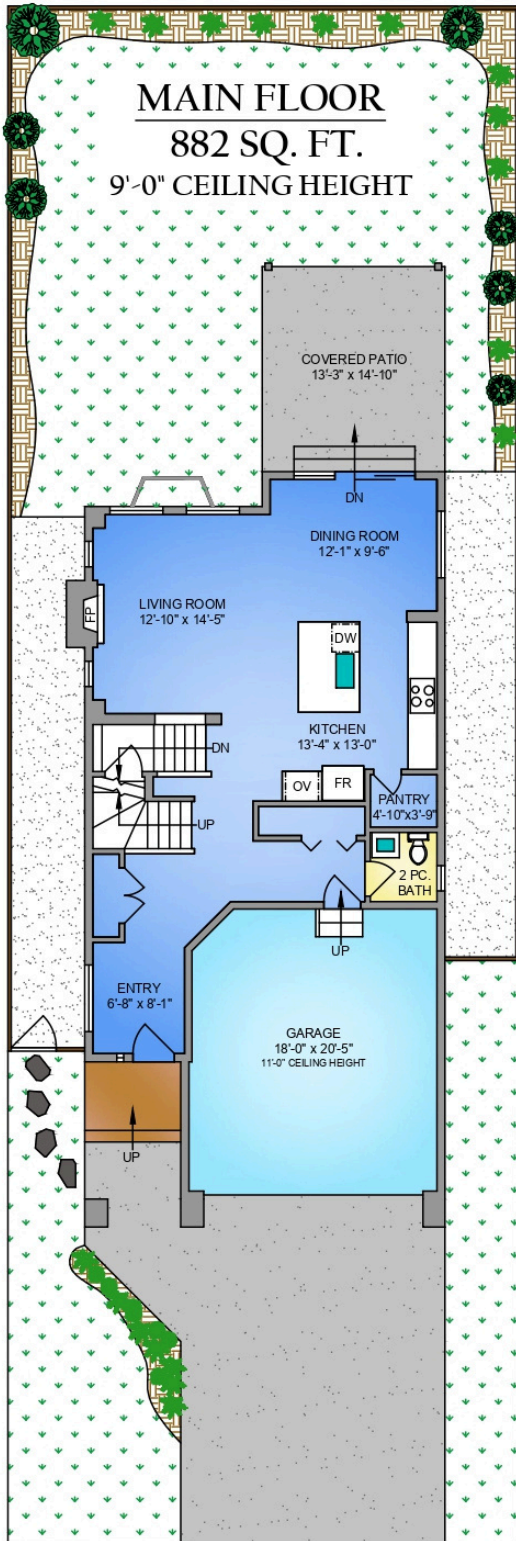
MLS: 964720

315 Song Sparrow Pl

Exclusively located on one of only three small courts in seaside Royal Bay, this home boasts deluxe upgrades and sits on a premium lot adjacent to the scenic park system. Enjoy mountain views from the 8' windows or step through triple-window patio doors to a peaceful backyard pergola. The south-facing, fully fenced yard is low-maintenance and beautifully landscaped. Inside, the open-concept living and dining area features a marble gas fireplace and a gourmet kitchen with top-tier cabinetry and marble countertops. A bright flex space up with cathedral ceilings serves as a family room, while custom-built systems ensure impeccable closet organization. Spa-inspired, the primary ensuite has a standalone tub, double sinks, and a rainfall shower. Downstairs, your finished basement offers a rec room or potential for an extra bed & bath. Conveniently includes a heat pump and double car garage. Enjoy nearby trails and parks! The beach, schools & retail village centre are just a short stroll away.

FLOOR PLANS

THE FOLIO GROUP



NORTH



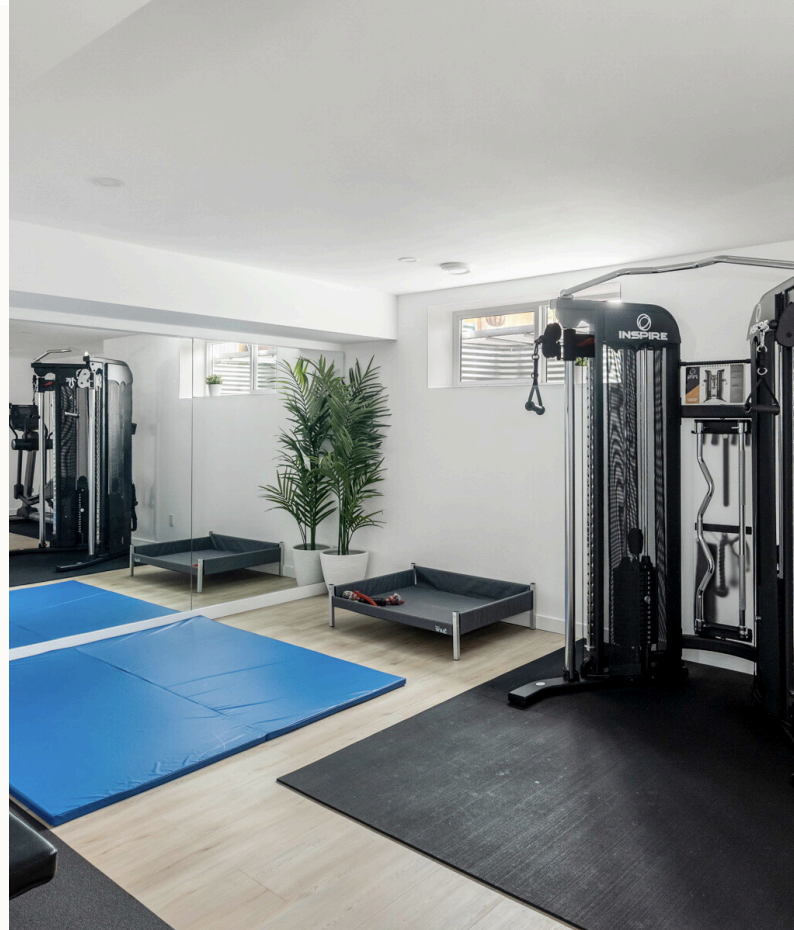
0' 5' 10'
SCALE



250-884-9753
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315 SONG SPARROW PLACE MAY 27, 2024 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	PATIO
MAIN	882	-	382	180
UPPER	1179	-	-	-
LOWER	779	104	-	-
TOTAL	2840	104	382	180

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GET TO KNOW US



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