

5224 SHERBOURNE DRIVE

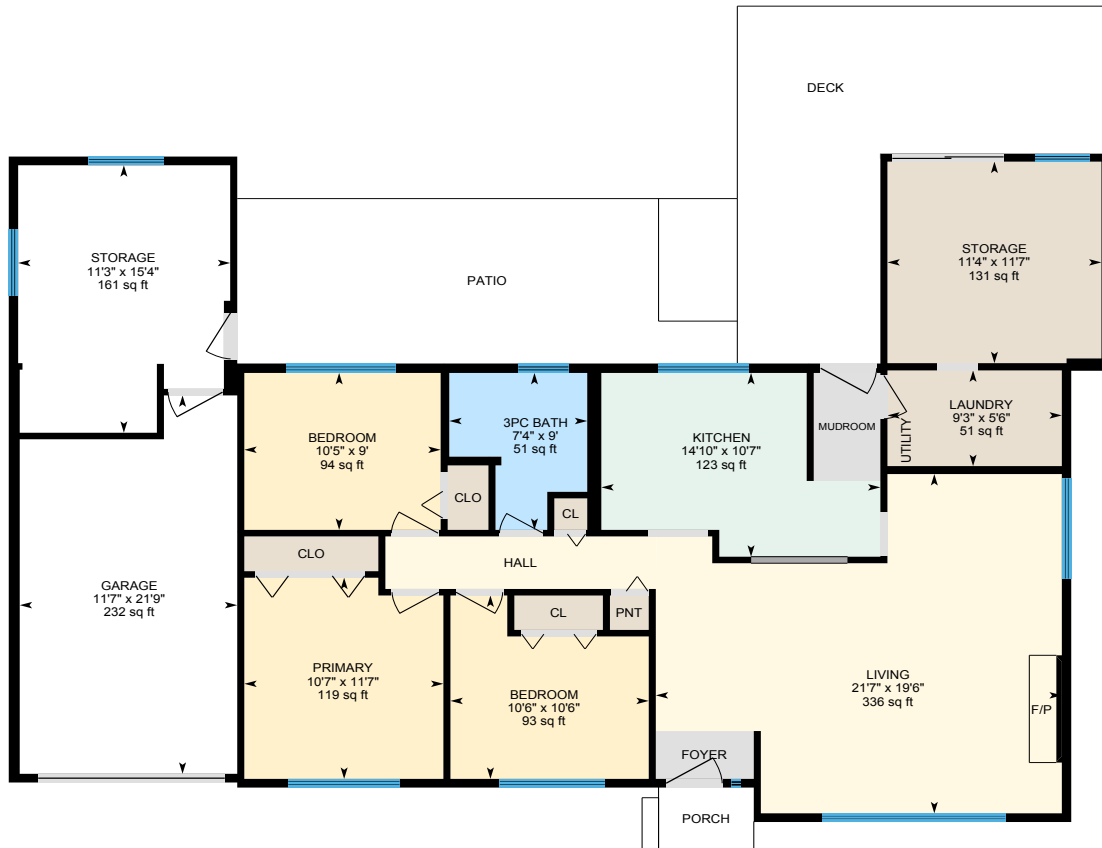
Pleasant Valley



JAHELKA
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WELCOME HOME...

Offering comfortable single-storey living with generous outdoor space and notable future potential, this Pleasant Valley property sits on a large, treed 0.44-acre lot just minutes from amenities, recreation, and both highways. Whether envisioned as a family home, a long-term holding property, or a development opportunity—with the potential to subdivide the lot and add two fourplexes (City to verify)—it provides flexibility for a variety of future uses.

Delivering 1,248 sqft of well-appointed living space, the home features three bedrooms, one bathroom, and an open-concept main living area warmed by a pellet stove. The kitchen includes an eating bar and flows easily into the dining and living spaces, creating a comfortable hub for everyday living. A separate laundry room adds practicality, while the sunroom offers additional potential that can be reimaged to suit your needs.

Outdoors, a patio and large deck overlook the expansive, fenced backyard—an inviting space for gardening, play, or quiet relaxation. A curved driveway provides easy access and ample parking for the boat or RV, complemented by an attached single garage with workshop/storage space at the back.

Recent updates include thermal windows, a ductless heat pump, and extensive bathroom improvements, contributing to year-round comfort and efficiency.

With its generous lot size, central location, and multiple pathways for future value, this Pleasant Valley property presents a thoughtful option for homeowners, investors, and developers alike.

Data and measurements have been provided by ProPhotoVI, BC Assessment, and the Property Report, and should be verified if important.

FEATURES

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| <i>Bedrooms:</i> | 3 |
| <i>Bathrooms:</i> | 1 |
| <i>Living Area:</i> | 1,248 sqft. |
| <i>Lot Size:</i> | 0.44-acres |
| <i>Parking:</i> | Attached Garage + Additional |
| <i>Taxes:</i> | \$4,940 (2025) |
| <i>Features:</i> | Large lot Convenient location Updates Development potential |



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