
CLOVER
STATION


BELGIAN BEER
STOP

CLOVER
STATION

MODERN LIVING WITHOUT BOUNDARIES

Be Part of the Community

CLOVERDALE IS A THRIVING, GROWING COMMUNITY

Step right into the heart of Cloverdale and truly belong. Here, tight-knit neighborhood bonds, friendly local gatherings, and a welcoming, inclusive atmosphere create a vibrant space where it's effortless to connect with your neighbors, share meaningful moments, and feel completely at home.





A New Standard in Green Living

LIVE THE WAY YOU DREAM. LIVE THE WAY YOU DESERVE

Room to grow and create shareable memories. Innovative design details to match your authentic vibe. A thriving neighbourhood setting where adventure awaits.

Just when you thought you couldn't find a home that has it all, your luck has changed.





FRIENDLY NEIGHBORHOOD

You will find a fantastic mix of people and products within a bustling, vibrant community of market sellers and their customers.



Boundless Living

LIVE LESS OUT OF HABIT & MORE OUT OF INTENTION

At Clover Station, living goes beyond limitations. Surrounded by excellent schools, shops and services, the lifestyle that awaits at Clover Station is underscored by convenience, so you have time to focus on the things that truly inspire you most.



GROW WITH YOUR CHILDREN

A thriving, vibrant community where you and your children can put down roots and watch their future grow.

ENTERTAINMENT & EXCITEMENT

From bustling local events and the iconic annual Rodeo to vibrant shops and eateries, this lively neighbourhood delivers unforgettable energy for everyone.



LIVING CONVENIENCE

Shop the world, close to home. with an impressive lineup of luxury brands on the leading edge of fashion, Clover Square Village



CLOVER–LICIOUS

An incredible selection of world-class restaurants, cafés, bistros, tea houses and more. Find everything here, from seafood and sushi to a gluten-free bakery.



BRINGING GREEN INTO YOUR LIFE

Discover a fantastic mix of people and products in a bustling, vibrant community of market sellers and their customers.

FAMILY–FRIENDLY EVENTS

Cloverdale hosts one of Western Canada's largest Canada Day celebrations, welcoming thousands of visitors each year.







Shop

CLOVER SQUARE VILLAGE

Glenn's No Frills, Dollarama, Coast Capital Savings, Shoppers Drug Mart, Cloverdale Ace Hardware, Rusty's Neighbourhood Pub, Cloverdale Physiotherapy & Sports Injury Clinic, Quality Wine Cellars and more.

SAVE-ON-FOODS
LONDON DRUGS
CLOVERDALE CROSSING MEDICAL
TD CANADA TRUST
CLAYTON CROSSING SHOPPING CENTRE

Nielsens Your Independent Grocer. Starbucks. Anytime Fitness. 186 St. Animal. Hospital and more

BC ROYAL BANK
HAIR BARN
THE CLOVERDALE FLEA MARKET
CLOVERDALE LAWN & GARDEN EQUIPMENT
HANSEL DELI - CLOVERDALE SAUSAGE & MEATS
HAPPY CRITTERS PET GROOMING
PAWS TO PLAY - DAY CENTRE FOR DOGS
TOTAL BLISS SPA
CREATE-IT EMPORIUM
BC LIQUOR STORES

School & Learn

CLOVERDALE TRADITIONAL ELEMENTARY
CLOVERDALE CATHOLIC SCHOOL
WILLIAM OF ORANGE CHRISTIAN
GEORGE GREENAWAY ELEMENTARY
CLOVERDALE MONTESSORI SCHOOL
A J MCLELLAN ELEMENTARY
FLEETWOOD PARK SECONDARY
LORD TWEEDSMUIR SECONDARY
LITTLE SCHOLARS ACADEMY
LUCKY CLOVER DAYCARE
HERITAGE MUSIC SCHOOL
ABSORBENT MINDS MONTESSORI PRESCHOOL
TRADITIONAL LEARNING ACADEMY (HOME SCHOOL)
KUMON

Dining

MASQUESOLO SUSHI & KITCHEN INC.
VAULT RESTAURANT
THAI DELICIOUS
THE RUSTIC ROOSTER
THE HENRY PUBLIC HOUSE
DRAGON VILLAGE RESTAURANT & WON TON HOUSE
UMAMI SUSHI
ELENA'S COUNTRY KITCHEN
HAWTHORNE
ORIGINAL JOE'S RESTAURANT & BAR
THE CHOPPED LEAF
AARON'S RESTAURANT
STARBUCKS
ELISABETH'S CHALET RESTAURANT
CHARCOAL & WOODZ RESTAURANT & BAR
TIM HORTONS
DE DUTCH

Entertainment & Recreation

CLOVERDALE RODEO & EXHIBITION ASSOCIATION
CLOVERDALE ARENA
CLOVERDALE CURLING RINK
CLOVERDALE RECREATION CENTRE
CLOVERDALE AGRIPLEX
STETSON BOWL STADIUM
CLOVERDALE FAIRGROUNDS
ELEMENTS CASINO
BILL REID MILLENNIUM AMPHITHEATRE
PARK
CLOVER LANES (BOWLING)
BC VINTAGE TRUCK MUSEUM
SPLIT GYMNASTICS
SURREY LIBRARIES - CLOVERDALE BRANCH
MUSEUM OF SURREY
PROJECT CLIMBING CLOVERDALE

1. Discover The Treasure

WEEKEND FAMILY MARKET

Room to grow and create shareable memories. Innovative design details to match your authentic vibe. A thriving neighbourhood setting where adventure awaits.

Just when you thought you couldn't find a home that has it all, your luck has changed.

WWW.CLOVERDALEMARKET.CA

2. Rodeo & Country Fair

SURREY'S HOTTEST ANNUAL PARTY

Experience the legendary spirit of the West at the Cloverdale Rodeo and Country Fair, Surrey's premier long-running tradition and ultimate annual party.

Each Victoria Day long weekend, the historic Cloverdale Fairgrounds come alive with world-class rodeo action, thrilling midway rides, live country music, and delicious local eats, drawing visitors from all over to celebrate our rich rural heritage in high gear.

3. Try Your Luck

IN ELEMENTS CASINO

Step into the vibrant energy of Elements Casino Surrey, located right in the heart of Cloverdale, for an unforgettable night of entertainment.

Whether you are testing your skills at the classic table games, chasing a win on the latest slot machines, or enjoying top-tier dining and live entertainment, it is the ultimate destination for excitement and a thrilling evening out just minutes from home.

WWW.ELEMENTSCASINO.COM

4. Celebrate The Day

CELEBRATE CANADA DAY

Join the heart of the community at Cloverdale's signature Canada Day festivities, a vibrant celebration of our national pride and local diversity.

Hosted at the Bill Reid Millennium Amphitheatre, this family-friendly event brings neighbors together with live musical performances, interactive kids' zones, cultural showcases, artisan markets, and a spectacular fireworks finale that lights up the Fraser Valley sky.

5. Learn About Surrey

Discover Surrey, British Columbia's fastest-growing and most dynamic urban centre, where rich agricultural roots seamlessly blend with a booming metropolitan lifestyle.

As a diverse mosaic of culture, innovation, and community spirit, Surrey offers world-class parks, bustling shopping districts, and a welcoming, family-first atmosphere that makes it one of the most exciting places in the Pacific Northwest to live, work, and explore.

6. Eat in Surrey

Tantalize your taste buds in Surrey, a true foodie haven where a rich tapestry of global cultures creates an incredible culinary landscape.

From authentic farm-to-table dining celebrating the region's agricultural bounty to hidden-gem bistros, bustling street food markets, and cozy local cafes in historic Cloverdale town centre, every meal is an invitation to explore world flavors right in your own backyard.

THE HOMES

Modern Comfort Comes Standard

Step inside Clover Station and discover homes thoughtfully designed around the way families live today.

Each residence combines contemporary finishes with everyday functionality, creating comfortable spaces for busy mornings, relaxed evenings, and everything in between. The homes are planned with a combination of hard-surface flooring and carpet, complemented by materials that may include quartz or other stone surfaces and ceramic or porcelain tile.







Parking has been considered too. Each home will have either a **two-car garage or a one-car garage accompanied by an exterior parking stall**. Each residence is also intended to have access to an energized outlet capable of supporting **Level 2 electric-vehicle charging equipment.**

The result is a collection of homes that brings together **style, comfort, storage, parking and modern convenience**—all within a thoughtfully planned Cloverdale community.

Everything you need. Thoughtfully included.

Air conditioning is also included—an increasingly valuable feature for comfortable living throughout the warmer months—along with **roller shades** for added privacy and convenience.

Every home includes a **refrigerator, range, dishwasher, hood fan, microwave and washer/dryer**, giving homeowners the essential appliance package from day one.



Finishes, materials, dimensions and specifications are subject to the terms of the Disclosure Statement and Purchase Agreement. The Developer reserves the right to make substitutions and modifications as permitted under those documents.



About the Developer

Since 2001, Mr. Sandhu has been active in building and development. Mr. Sandhu, owner of 635707 BC Ltd., brings decades of hands-on industry experience to his projects.

With a proven track record of developing and building over 500 homes since the company's inception, Mr. Sandhu remains deeply committed to delivering quality craftsmanship, residential excellence, and enduring value to communities across British Columbia.

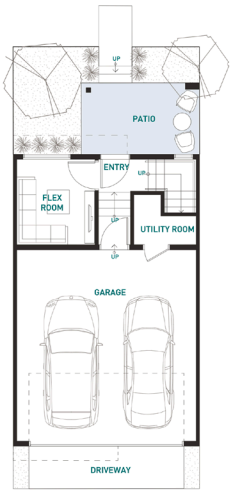




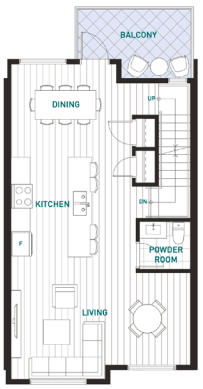
FLOORPLAN A

3 BEDROOM + DEN + 2.5 BATH

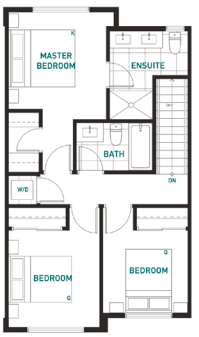
Interior:	1473.48 sq.ft.
Garage:	406.88 sq.ft.
Balcony:	40.90 sq.ft.
Patio:	94.08 sq.ft.
Total:	**7367.40 sq.ft.**



MAIN



SECOND



UPPER



SITEPLAN

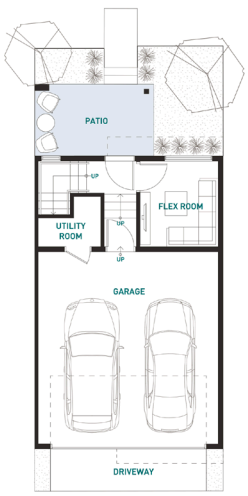
Driveways, patios and yards vary
Home 13 depicted. E.&.O.E.

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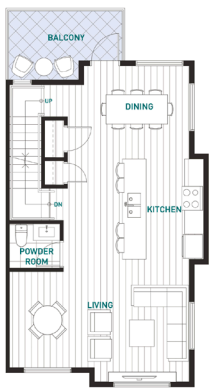
FLOORPLAN A1

3 BEDROOM + DEN + 2.5 BATH

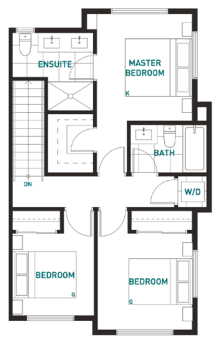
Interior:	1520.50 sq.ft.
Garage:	406.88 sq.ft.
Balcony:	40.90 sq.ft.
Patio:	94.08 sq.ft.
Total:	**2062.36 sq.ft.**



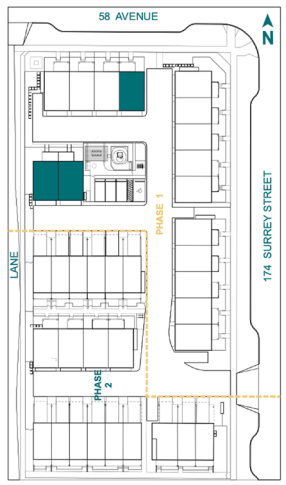
MAIN



SECOND



UPPER



SITEPLAN

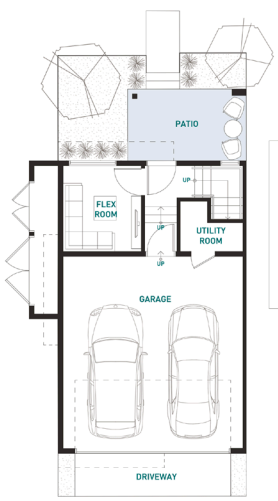
Driveways, patios and yards vary
Home 11 depicted. E.&.O.E.

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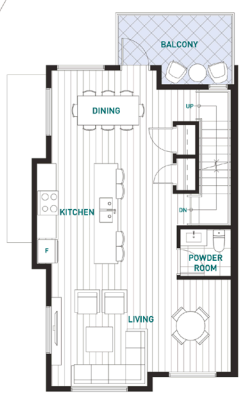
FLOORPLAN A2

3 BEDROOM + DEN + 2.5 BATH

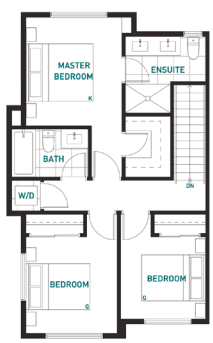
Interior:	1483.27 sq.ft.
Garage:	406.88 sq.ft.
Balcony:	40.90 sq.ft.
Patio:	94.08 sq.ft.
Total:	**2025.13 sq.ft.**



MAIN



SECOND



UPPER



SITEPLAN

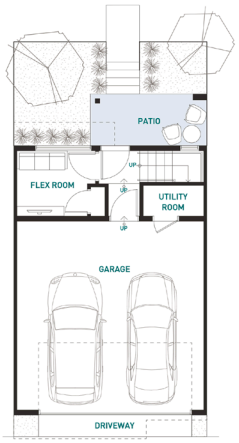
Driveways, patios and yards vary
Home 14 depicted. E.&.O.E.

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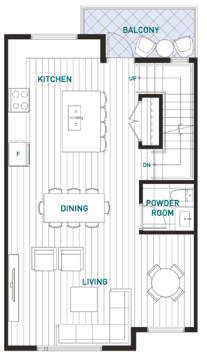
FLOORPLAN B

3 BEDROOM + DEN + 2.5 BATH

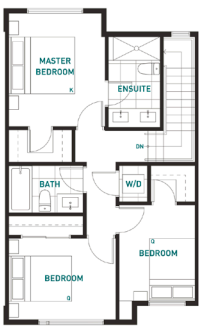
Interior:	1466.59 sq.ft.
Garage:	420.44 sq.ft.
Balcony:	51.73 sq.ft.
Patio:	65.88 sq.ft.
Total:	**2004.64 sq.ft.**



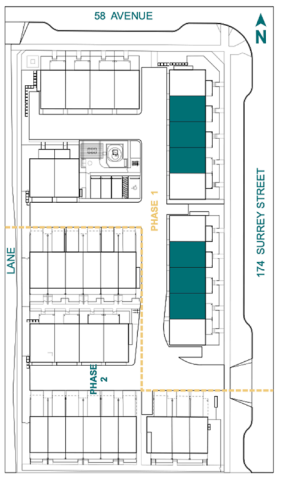
MAIN



SECOND



UPPER



SITEPLAN

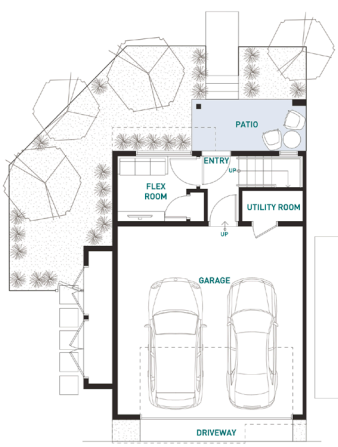
Driveways, patios and yards vary
Home 09 depicted. E.&.O.E.

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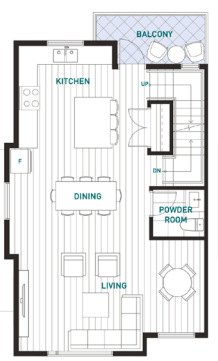
FLOORPLAN B1

3 BEDROOM + DEN + 2.5 BATH

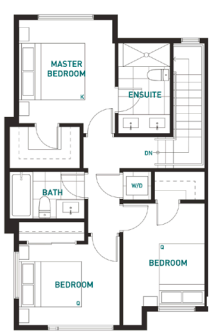
Interior:	1507.32 sq.ft.
Garage:	420.44 sq.ft.
Balcony:	51.73 sq.ft.
Patio:	65.88 sq.ft.
Total:	**2047.37 sq.ft.**



MAIN



SECOND



UPPER



SITEPLAN

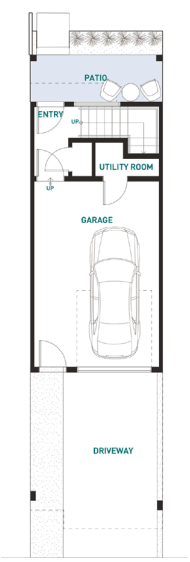
Driveways, patios and yards vary
Home 10 depicted. E.&.O.E.

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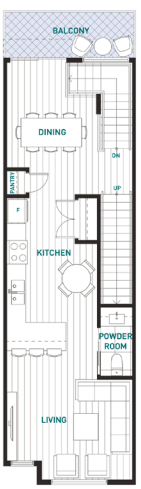
FLOORPLAN C1

3 BEDROOM + 2.5 BATH

Interior:	1473.44 sq.ft.
Garage:	293.64 sq.ft.
Balcony:	69.43 sq.ft.
Patio:	69.43 sq.ft.
Total:	**1905.94 sq.ft.**



MAIN



SECOND



UPPER



SITEPLAN

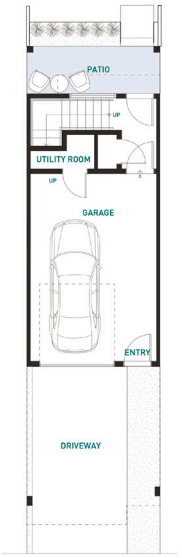
Driveways, patios and yards vary
Home 29 depicted. E.&.O.E.

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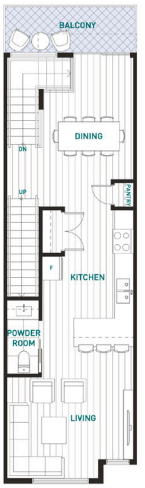
FLOORPLAN C2

3 BEDROOM + 2.5 BATH

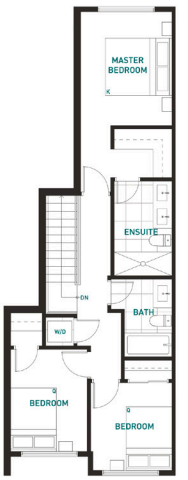
Interior:	1424.46 sq.ft.
Garage:	293.64 sq.ft.
Balcony:	69.43 sq.ft.
Patio:	69.43 sq.ft.
Total:	**1856.96 sq.ft.**



MAIN



SECOND



UPPER



SITEPLAN

Driveways, patios and yards vary
Home 28 depicted. E.&.O.E.

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FLOORPLAN C4

3 BEDROOM + 2.5 BATH

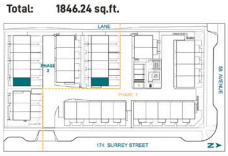
Interior:	1441.82 sq.ft.
Garage:	293.64 sq.ft.
Balcony:	69.43 sq.ft.
Patio:	69.43 sq.ft.
Total:	**1874.32 sq.ft.**

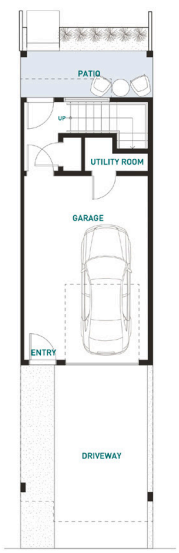


FLOORPLAN C3

3 BEDROOM + 2.5 BATH

Interior:	1442.58 sq.ft.
Garage:	264.8 sq.ft.
Balcony:	69.43 sq.ft.
Patio:	69.43 sq.ft.
Total:	**1846.24 sq.ft.**





MAIN



SECOND



UPPER

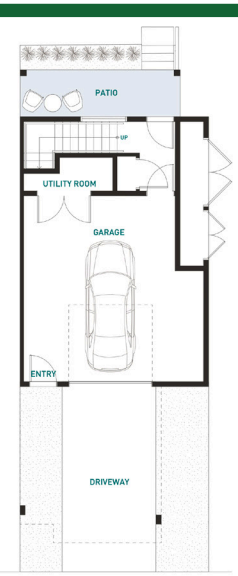
Driveways, patios and yards vary
Home 27 depicted. E.&.O.E.

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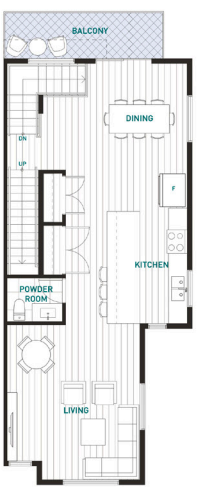
FLOORPLAN C5

4 BEDROOM + 2.5 BATH

Interior:	1841.73 sq.ft.
Garage:	393.96 sq.ft.
Balcony:	82.34 sq.ft.
Patio:	83.96 sq.ft.
Total:	**2401.99 sq.ft.**



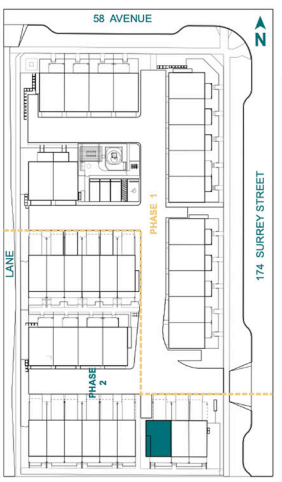
MAIN



SECOND



UPPER



SITEPLAN

Driveways, patios and yards vary
Home 33 depicted. E.&.O.E.

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MARKETED BY

JAG PANESAR

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