

467 Carlisle Street

South Nanaimo

\$399,900



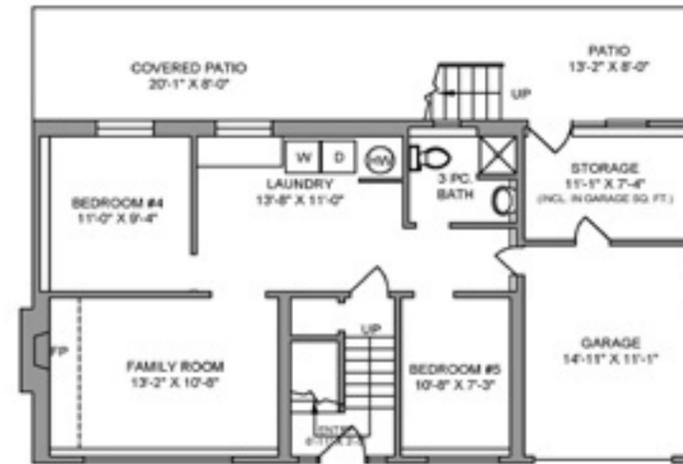
JAHELKA REAL ESTATE GROUP

Real Estate Redefined

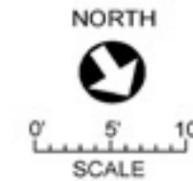
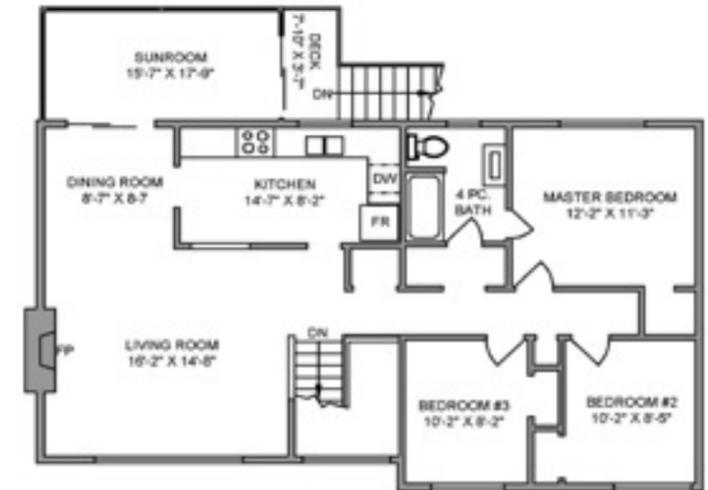




LOWER FLOOR
789 SQ. FT.



MAIN FLOOR
1054 SQ. FT.



467 CARLISLE STREET
FEBRUARY 21, 2017

Prepared by PROPER MEASURE INC. (NSIC) for the exclusive use of JANELIA REAL ESTATE GROUP
Plans may not be 100% accurate. Buyer must verify any critical measurements.
Printed scale or modification of floor plans to other parts by any individual or entity other than Proper Measure Inc. is strictly prohibited.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1054	129	-	28
LOWER	-	-	281	353
TOTAL	1054	129	281	281

WELCOME HOME...

Perfect for the growing family, this inviting 5 bedroom, 2 bathroom home is ideally situated close to elementary and secondary schools, VIU, University Village Mall, recreational facilities and amenities. The spacious .22 acre lot with southern exposure and carriage home potential features mature trees and a fully-fenced back yard, providing the kids with plenty of room to play. With a fire pit, playhouse, fish pond, plenty of room for gardening, and ample patio space perfect for summer bbqs, the scene is set for family memories to be made. There is also plenty of room for all of your toys with the garage, workshop/storage area, and RV/boat parking.

Stepping inside, you will surely appreciate the tasteful updates throughout. Upstairs, the large formal living room with an abundance of natural light and cozy woodburning fireplace, transitions seamlessly into the dining room, ideally situated just off the spacious modernized kitchen, complete with stainless range and fridge. Down the hall you will find three bedrooms including the master with access to the recently updated 4-pce cheater ensuite/ family bathroom. This functional, family friendly layout ensures that little ones will always be just steps away. The lower level offers a comfortable family room, 2 additional bedrooms, a spacious laundry/mud room and a recently remodelled 3-pce bathroom.

Completely updated, (roof, flooring, lighting, countertops, backsplash, trim, paint, hot water tank, & more) this 1,843 sqft home offers investors and/or the growing family on a budget the rare opportunity to acquire a property at an attractive price point that doesn't require you to invest a sizeable amount of cash to bring it up to your tastes because everything has been taken care of! With its ideal location, inviting outdoor area, and on-trend updates throughout, this home is a desirable, move-in ready package that surely won't last long.

All data and measurements are approximate and should be verified if important.

FEATURES

- Bedrooms:* 5
- Bathrooms:* 2
- Living Area:* 1,843 sqft.
- Lot Size:* 0.22 acres
- Parking:* Garage, Driveway + RV/Boat
- Storage:* Garage & Sizeable Storage (281 sqft.)
- Patio/Deck:* Large Patio Down, Sunroom & Deck Up
- Updates:* Roof, Flooring, Lighting, Trim, Paint, Kitchen, Bathrooms & More
- Fireplace(s):* 2 - Wood
- Rear Exposure:* Southern
- Taxes:* \$2,298 (2016)



GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to build homes in developing countries as a first step in a movement towards establishing self-sustaining, thriving communities.



FEATURED LISTING
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