

355 Cordan Street  
South Nanaimo



**JAHELKA REAL ESTATE GROUP**

Real Estate Redefined





## WELCOME HOME!

Exceptional three-year-old family home with a legal two-bedroom suite boasting 2,873 sqft of tasteful, contemporary finishes with six bedrooms and three bathrooms. Situated on a beautifully landscaped 0.16-acre lot with an irrigation system in an evolving South Nanaimo neighbourhood of newer homes, the new owners will enjoy covered deck and patio space for entertaining all year-round and ample room for kids and pets to play while close proximity to recreation, amenities, shopping, entertainment, and dining opportunities offered in the south end and in the downtown core will meet the whole family's needs.

Once inside you will be drawn in and up to the main level where you will appreciate the functional, well-appointed floor plan and large windows with an open concept living/dining/kitchen area ideal for family time. A sleek fireplace will take the chill off a cooler evening while the spacious dining area will be the perfect place for friends and family to gather with the covered deck extending the living space regardless of the weather. The bright kitchen features a pantry, a large island with an eating bar, stainless steel appliances, and solid surface counters that are sure to impress the chef in the family, making meal prep a breeze.

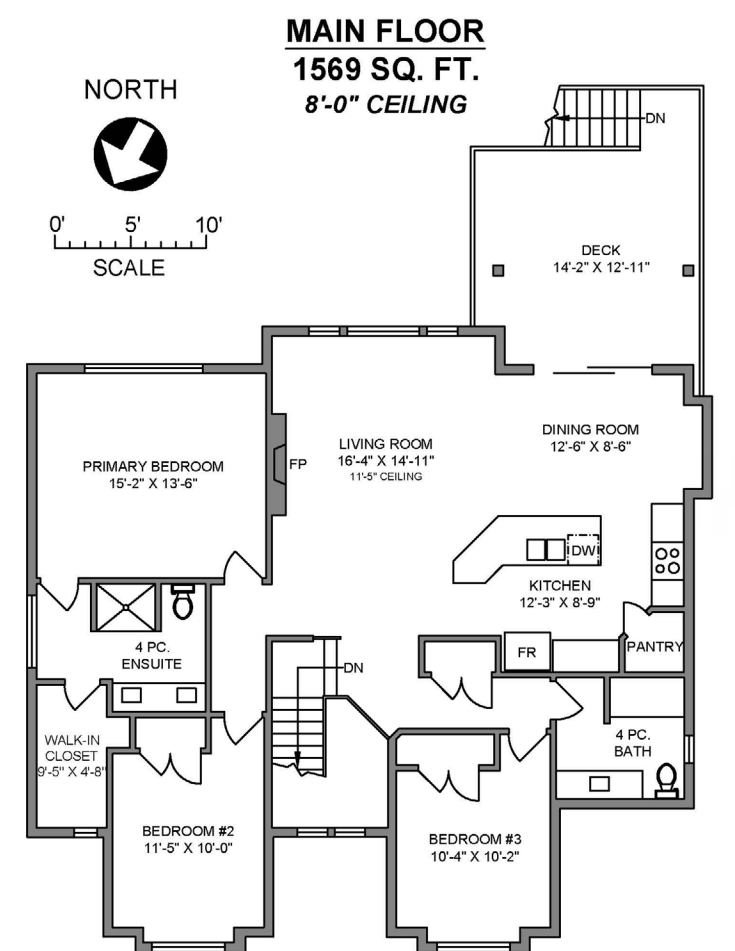
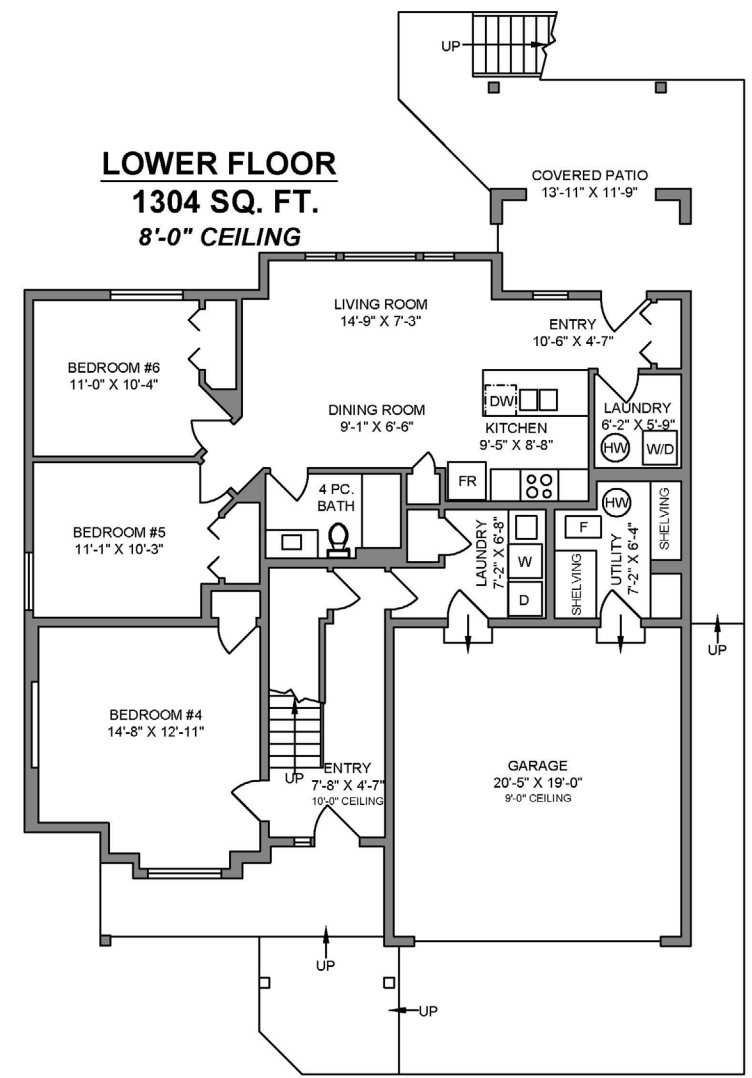
Three bedrooms are offered on this family-friendly main level including the primary suite comprising a walk-in closet conveniently located off the spacious four-piece ensuite, while a four-piece family bathroom rounds off this floor. Downstairs provides a fourth bedroom or rec room for the primary residence along with laundry facilities, access to the double garage, and the suite.

Boasting large windows that overlook the garden and allow in lots of natural light, the nicely-finished suite has an open concept living/dining area, a well-appointed kitchen with stainless steel appliances, and lots of counter space, two spacious bedrooms, and a four-piece bathroom. Laundry facilities complete this space while a separate entrance and a covered patio afford the tenants and homeowners alike some privacy.

If you're looking for a contemporary, well-finished family home with income potential in an evolving area, this is the ideal package that you won't want to miss.

Data and measurements are provided by Proper Measure, BC Assessment, and the Property Report and should be verified if important.





355 CORDAN STREET  
MAY 2, 2021

Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHNELKA REAL ESTATE GROUP  
Plans may not be 100% accurate. Buyer must verify any critical measurement.  
Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1569	-	222
LOWER	1304	499	277
<b>TOTAL</b>	<b>2873</b>	<b>499</b>	<b>499</b>



## FEATURES

- Style:** Ground level entry, main up
- Suite:** Legal 2-bedroom ground-floor suite
- Living Space:** 2,873 sqft
- Bedrooms:** 6
- Bathrooms:** 3
- Lot Size:** 0.16 acres
- Parking:** Double Garage
- Year Built:** 2018
- Highlights**
- Tastefully finished up and down
  - Functional, family-friendly floorplan
  - Open concept living
  - Legal 2-bedroom suite with separate laundry, entrance, and outdoor space
  - Beautifully landscaped yard with an irrigation system





**FEATURED LISTING**  
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