

# 3099 JINGLE POT ROAD

North Jingle Pot



**JAHELKA REAL ESTATE GROUP**  
Lifestyle Properties • Development Marketing





## WELCOME HOME!

Seldom do we see such captivating properties come on the market as this picturesque 5.69 acre treed estate complete with a charming 1,882 sqft home & a scenic pond situated in an idyllic country setting in desirable North Jingle Pot minutes from both north end amenities & downtown Nanaimo.

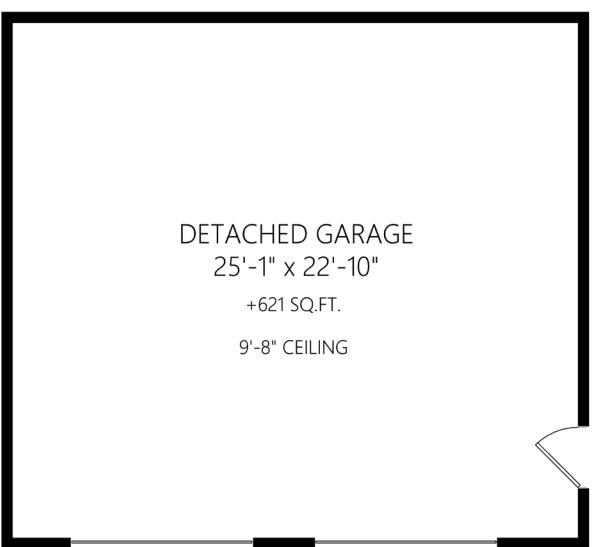
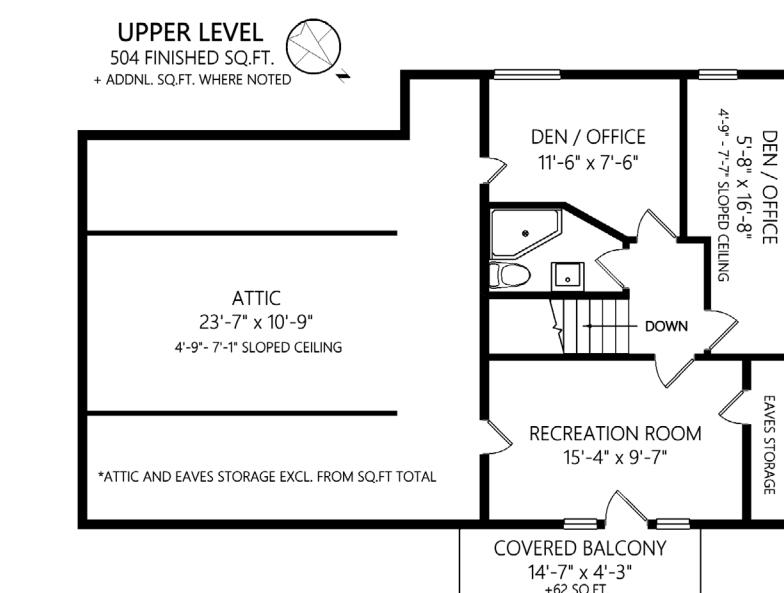
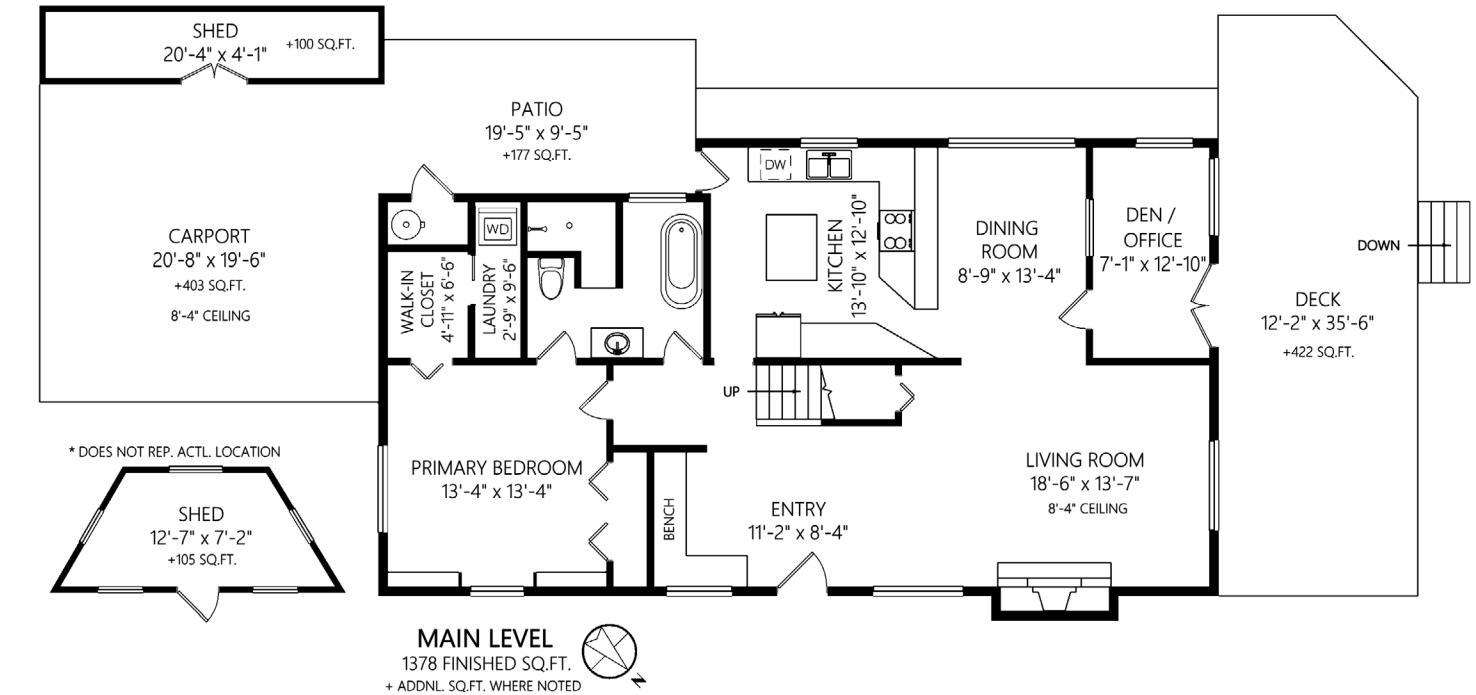
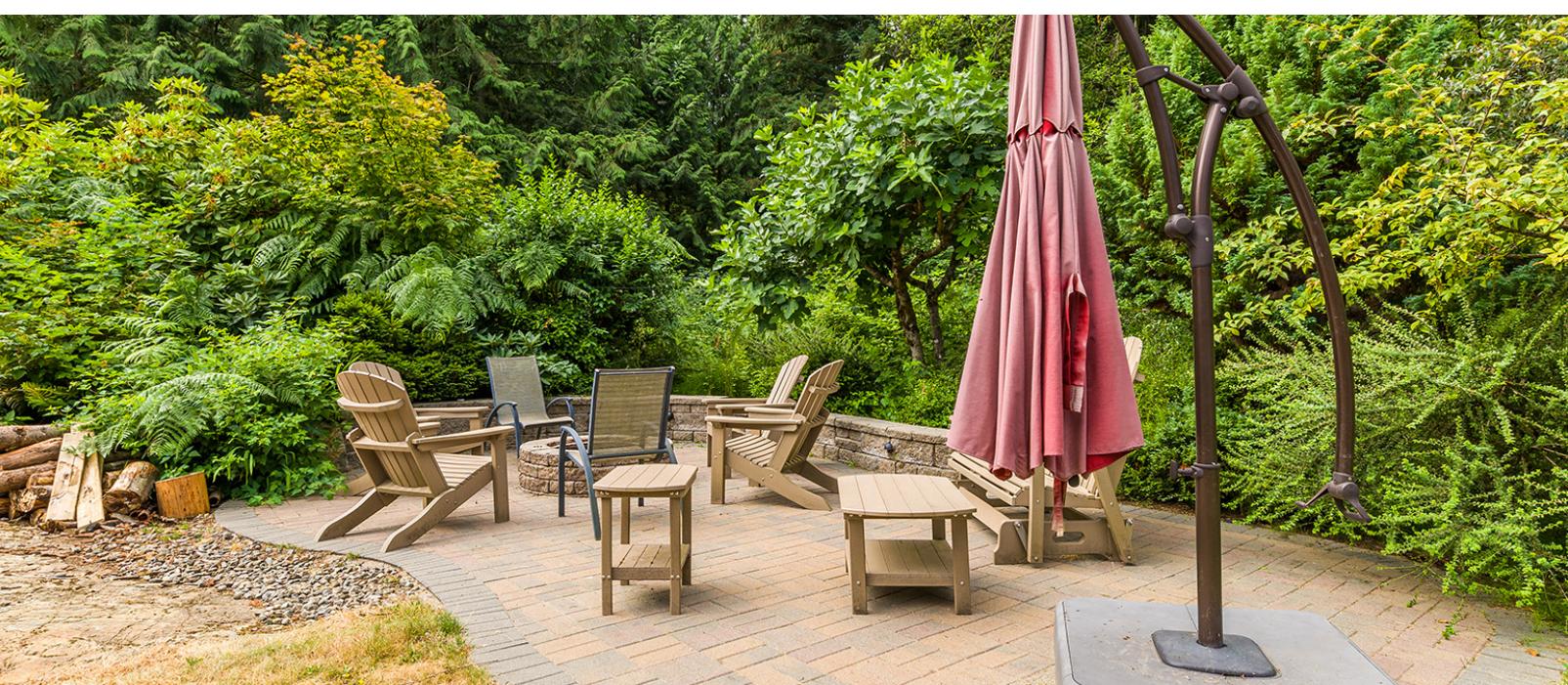
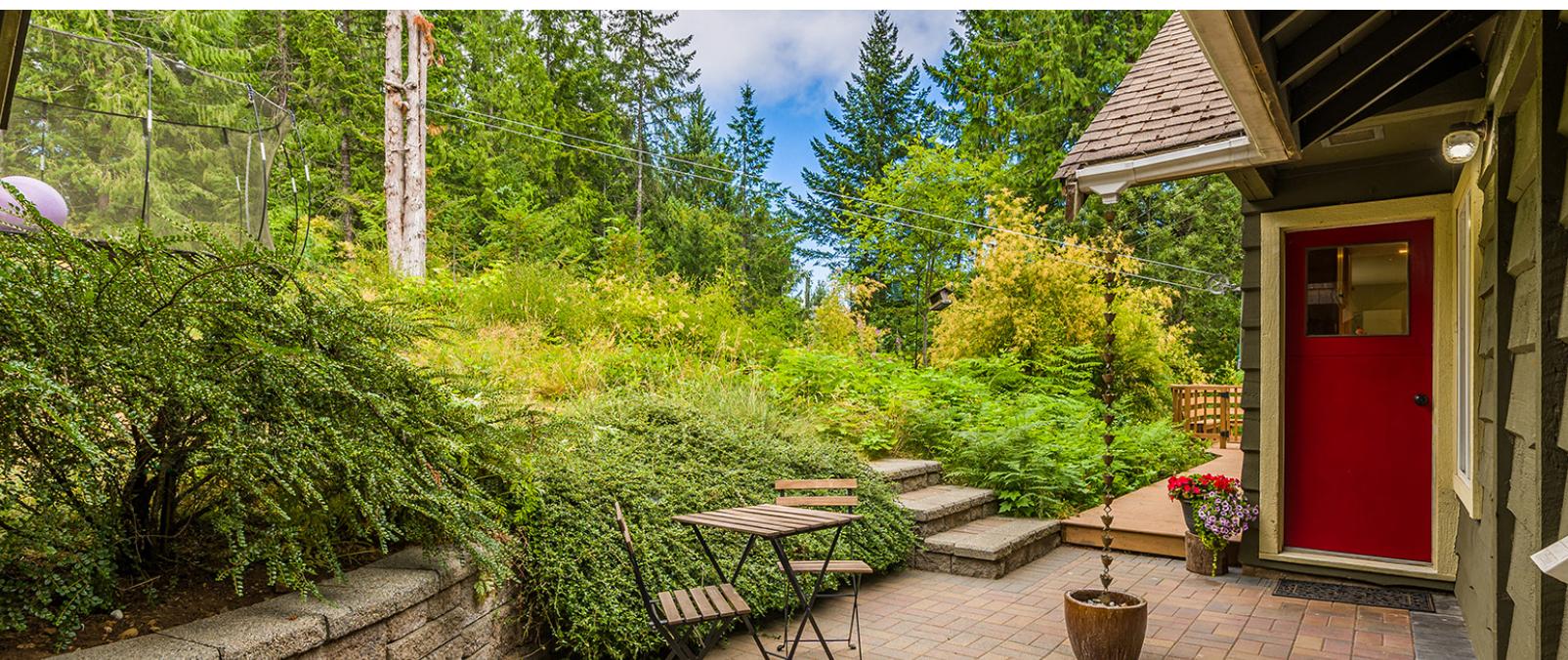
A private tree-lined driveway meanders past the pond & up to the two-storey residence set amid mature landscaping, the ideal place to escape for those fortunate enough to call it home. The living space features a stone fireplace with a high-efficiency wood burning insert that heats the whole house, while the dining area is overlooked by a well-appointed kitchen, & the den provides convenient access to the view deck.

Also on the main level, the primary bedroom boasts a walk-in closet with laundry facilities & cheater ensuite access to a 4-pce bath with a walk-in shower & a soaker tub. Upstairs you'll find two bedrooms (no closets) & a den, while a large attic & a 3-pce bath complete this floor.

Outside, offers an abundance of living & entertainment space & countless ways to lose oneself, with the deck providing the perfect setting for BBQs & entertaining while the firepit with a treed backdrop & surrounding lights is the place to be at nightfall. Those with a green thumb will appreciate the fenced garden area & irrigated raised beds, but the pond is sure to take centre stage. Three-quarters of an acre in size, 15' at its deepest point, & home to rainbow trout, there's a large deck & a three-tier dock, the ideal spot to swim and play, & the place where memories are made.

A detached 621 sqft garage with 70-amp subpanel & two sheds meet all parking & storage needs, while a site has been cleared for a second residence, (Buyers do your due diligence).

With its idyllic, quintessential Westcoast setting & a prime location within minutes of all amenities, this charming estate is sure to tick all the boxes & shouldn't be missed. Please verify data & measurements if important.





## FEATURES

<i>Style:</i>	Ground level entry + upper level
<i>Living Space:</i>	1,882 sqft
<i>Bedrooms:</i>	3 + 2 dens
<i>Bathrooms:</i>	2
<i>Lot Size:</i>	5.69 acres
<i>Parking:</i>	Double carport, Double garage, + additional parking
<i>Highlights</i>	Highly desirable area Private acreage Scenic pond ideal for swimming & stocked with rainbow trout 70-amp subpanel in garage High-efficiency wood-burning insert Updated baseboard heaters with smart thermostats \$15,000 in fencing (2018) New carpets (2019)



### FEATURED LISTING

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