

# 2133 CALEDONIA AVENUE

*Extension*

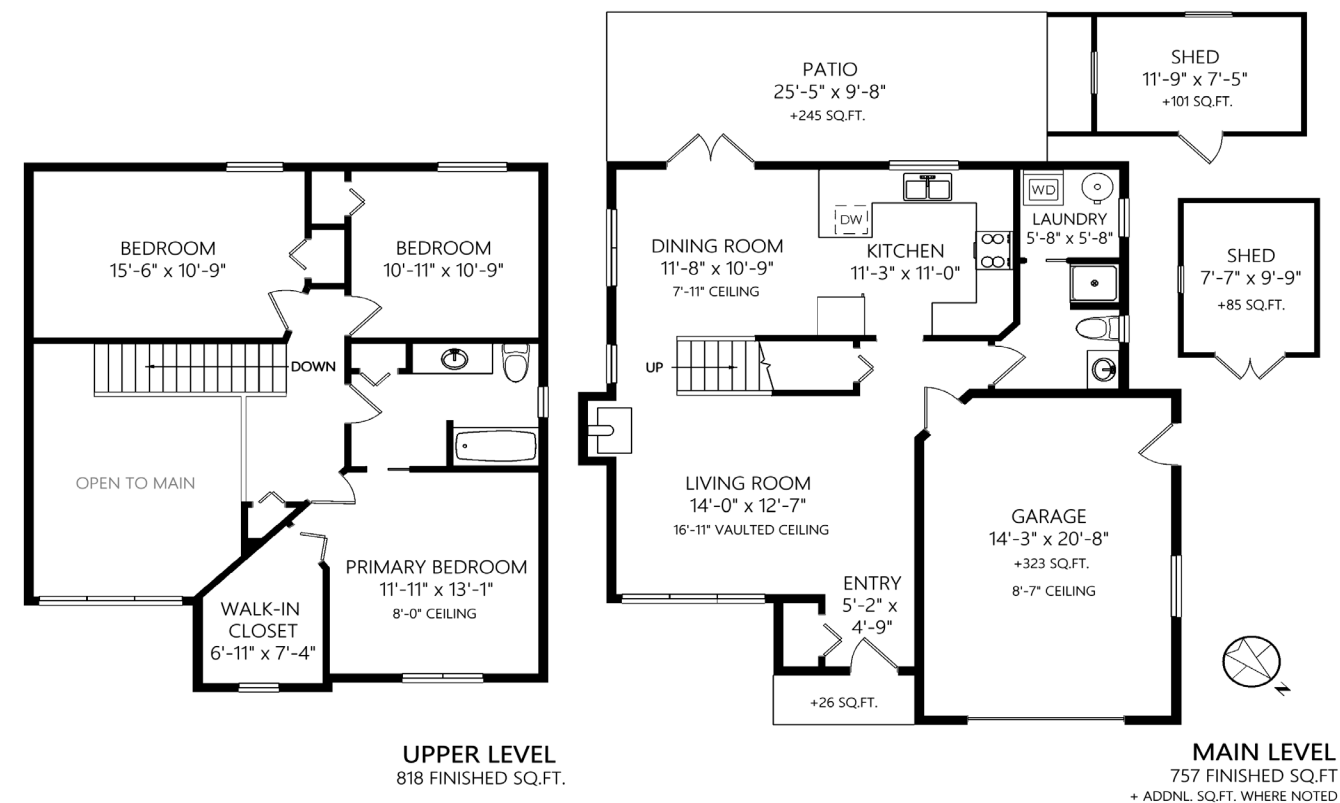


**JAHELKA REAL ESTATE GROUP**

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## WELCOME HOME...

The ideal blend of comfort & functionality, this family home offers 3 beds on the upper level, 2 baths, & 1,575 sqft of living space in a tranquil, rural setting that also enjoys close proximity to all amenities found in the nearby Southgate Mall & in downtown Nanaimo a few minutes beyond.

Situated on a 0.20-acre lot boasting a private treed backdrop, there is a 245-sqft patio off the dining area extending the living space & overlooking the spacious backyard. Offering plenty of room for playtime or for those in the family with a green thumb, this is also the ideal venue for entertaining with a fire pit providing the perfect spot to gather & make memories with family & friends year-round. An attached garage plus RV/boat parking, as well as two sheds, offer a solution to all your storage needs & ensure there's plenty of room for all your toys.

You are drawn into the main living area by the 17' vaulted ceiling and large picture windows that let in an abundance of light while a cozy propane stove is sure to take the chill off a winter evening. Ideal for a family meal or for more formal gatherings, the dining area adjoins the well-appointed kitchen which boasts stainless steel appliances & shaker-style wood cabinets with ample space to store all of the chef's culinary needs & plenty of counter space to make meal prep a breeze. A 3-pce bath with laundry facilities & access to the garage completes this floor while the upper level in this family-friendly layout features a primary bedroom with a spacious custom walk-in closet & cheater-ensuite access to the 4-pce bath. Two remaining bedrooms are steps away & round off this floor.

The property is serviced by an artesian community well which is complemented by a 5,000-gallon cistern under the garage while Hardie plank siding & a metal roof keep maintenance projects to a minimum freeing up more time to enjoy your Island life.

The perfect package; if you're seeking a comfortable, move-in ready family-friendly home in a rural setting with the convenience of all amenities just a stone's throw away, look no further as this property won't disappoint!

Data & measurements have been provided by VI Standard Real Estate Service, BC Assessment, & the Property Report & should be verified if important.







**FEATURED LISTING**  
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