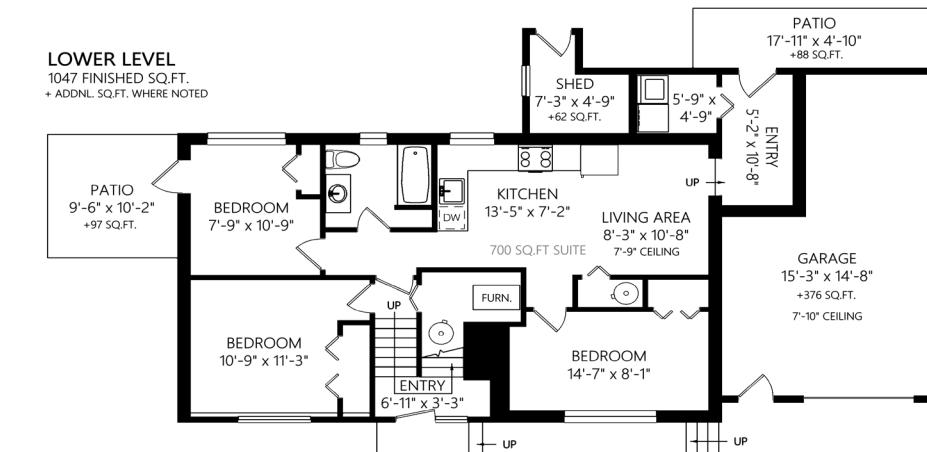
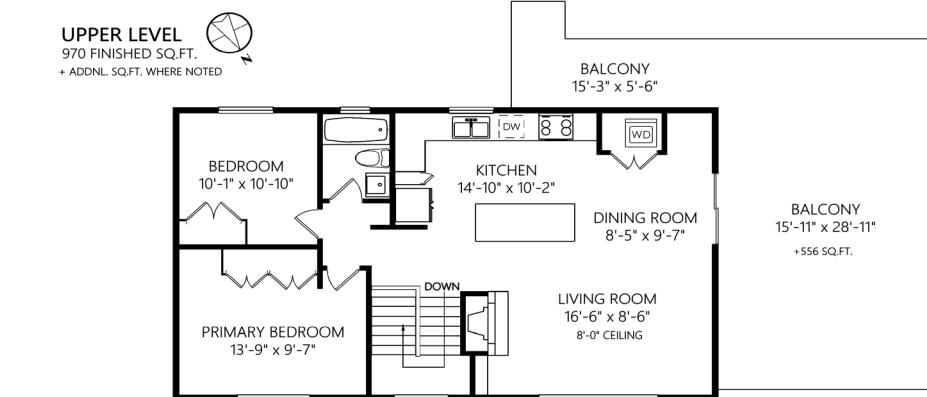


5351 METRAL DRIVE
Pleasant Valley, Nanaimo BC



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	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	970	0	970
Lower Level	1047	0	1047
Garage	0	376	376
Total	2017	376	2393

Shown length and width dimensions are approximate. Area sq ft. is representative of the on-site measurements. (1" accuracy)

WELCOME HOME.

Located in the heart of the Metral Drive Complete Street Project boasting road improvements, bike lanes, and boulevards, this split entry 5 bed, 2 bath home offers 2,017 sqft of living space and a legal 2-bed suite. Its convenient central location affords those fortunate enough to call this property home easy access to all amenities in the North Town Centre, recreation at Long Lake and Brannen Lake, and close proximity to transit & both highways.

Situated on a flat 0.26 acre corner lot, the property has been newly fenced and offers two driveways providing plenty of parking while an attached garage will ensure all storage needs are met.

Inside, the functional open concept main floor features a living and dining area with a cozy electric fire insert and access to a large sun deck ensuring there is plenty of room for family and friends to gather. The well-appointed kitchen is the hub of this home and features ample cabinet and counter space and a large island, while the addition of a laundry closet ensures laundry is never far away. The three additional bedrooms and second bathroom are steps away along with an updated 4-piece bathroom while the main residence.

Downstairs, the legal 2-bed suite constructed in 2020 boasts an open concept living/dining space with contemporary finishes, a functional kitchen, and its own entrance, laundry, hot water tank, and meter.

With a long list of upgrades over the last five years, such as a new 200 amp service, upgraded water and gas lines, new plumbing and perimeter drain, a new furnace, new siding, and most recently, new attic insulation and a new roof, you can be confident that everything has been taken care of for you.

For those who are seeking a conveniently located home with income potential, look no further as this property ticks all the boxes. Data and measurements have been provided by VI Standard, BC Assessment, and the Property Report and should be verified if important. * Please note photos were taken in August 2021.

FEATURES

Style:	Split Entry
Bedrooms:	5
Bathrooms:	2
Suite:	2-Bedroom
Living Area:	2,017 Sqft.
Lot:	0.26-Acre
Parking:	Garage, Driveway
Taxes:	\$4,087 (2021)



FEATURED LISTING
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