

7085 LANTZVILLE ROAD

Lower Lantzville



JAHELKA REAL ESTATE GROUP

Lifestyle Properties • Development Marketing





WELCOME HOME!

Nestled on a clearing surrounded by trees, this spectacular home set on a wooded 1-acre lot with Bloods Creek running along its westerly edge, offers the quintessential west coast experience that must be seen to be believed.

Located In Lower Lantzville, within walking distance of Lantzville Village and beaches, the new owners of this extraordinary property will also appreciate the close proximity to amenities in North Nanaimo ensuring everything is within easy reach.

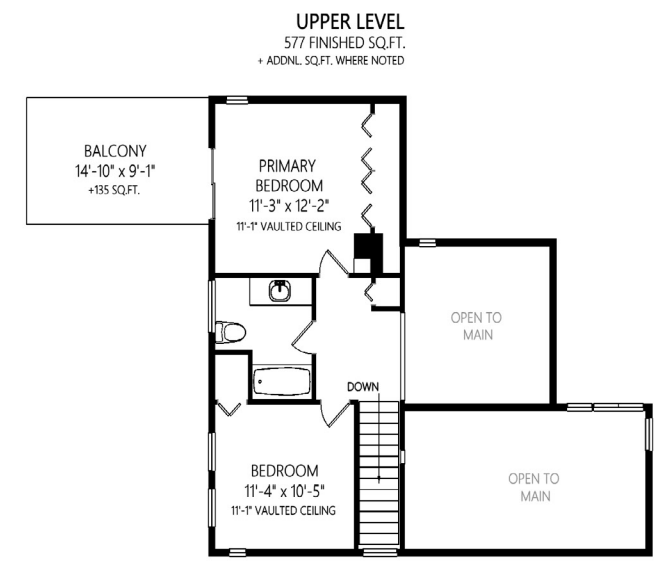
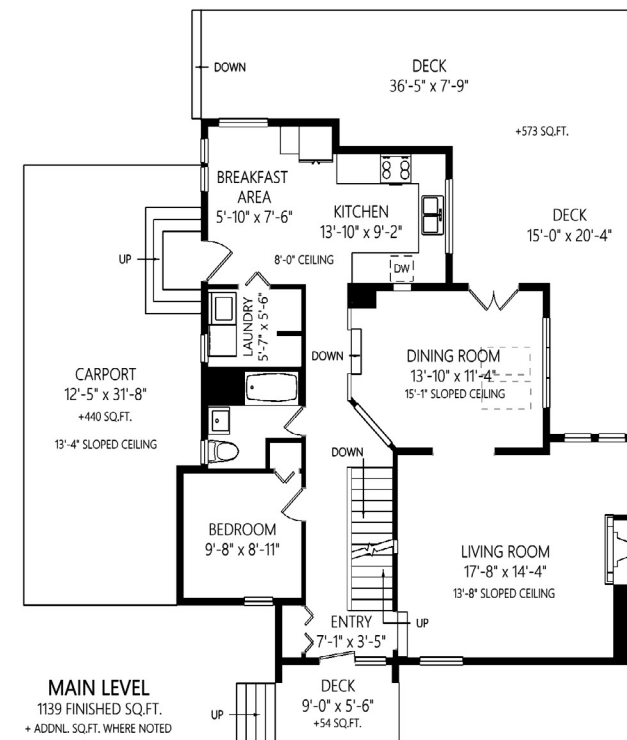
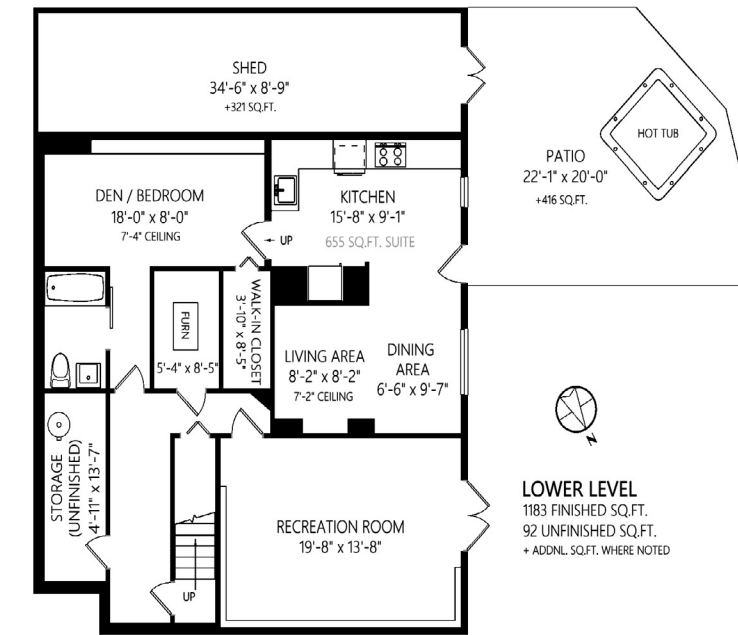
Boasting 3-storeys, this west coast home offers 2,899 sqft of living space with 3 beds plus a den and 3 baths including unauthorized accommodation on the lower level. Well maintained and meticulously cared for, upgrades such as a new roof and deck in 2021 as well as recently updated kitchen cabinetry, have kept this home in good working order, while features such as sloped and vaulted ceilings, large windows and skylights, a wood fireplace insert, and parquet flooring adorn the main floor. A 573 sqft deck extends the living space and provides the ideal spot to gather surrounded by nature, while the primary bed upstairs offers a 135 sqft balcony for your morning coffee. A second bed and 4-piece bathroom round off the upper level while downstairs offers a large rec room, second kitchen, dining/living area, den/bedroom with walk-in closet, 4-piece bath, and access to a 416 sqft patio.

In addition to offering a half-acre of usable land with subdivision potential (buyer to verify and conduct their own due diligence), this property offers a carport, storage room, and shed for all your storage needs and plenty of room for the RV and boat.

If you're looking for a comfortable family home with room for everyone both inside and out in a tranquil setting yet close to recreation and amenities look no further as this west coast oasis will not disappoint.

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





	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Main Level	1139	0	1139
Upper Level	577	0	577
Lower Level	1183	92	1275
Total	2899	92	2991



FEATURES

- Style:** Ground level entry, upper & lower
- Living Space:** 2,899 sqft
- Bedrooms:** 3 + den
- Bathrooms:** 3
- Lot Size:** 1 acre
- Parking:** Carport + additional parking
- Highlights**
 - Highly desirable area
 - Close to beaches, recreation, all amenities in North Nanaimo
 - Private acreage on a wooded lot
 - Bloods Creek runs along the west of the property
 - Additional unauthorized accommodation on the lower level
 - 573 sqft deck
 - 135 sqft balcony
 - 416 sqft patio





FEATURED LISTING
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