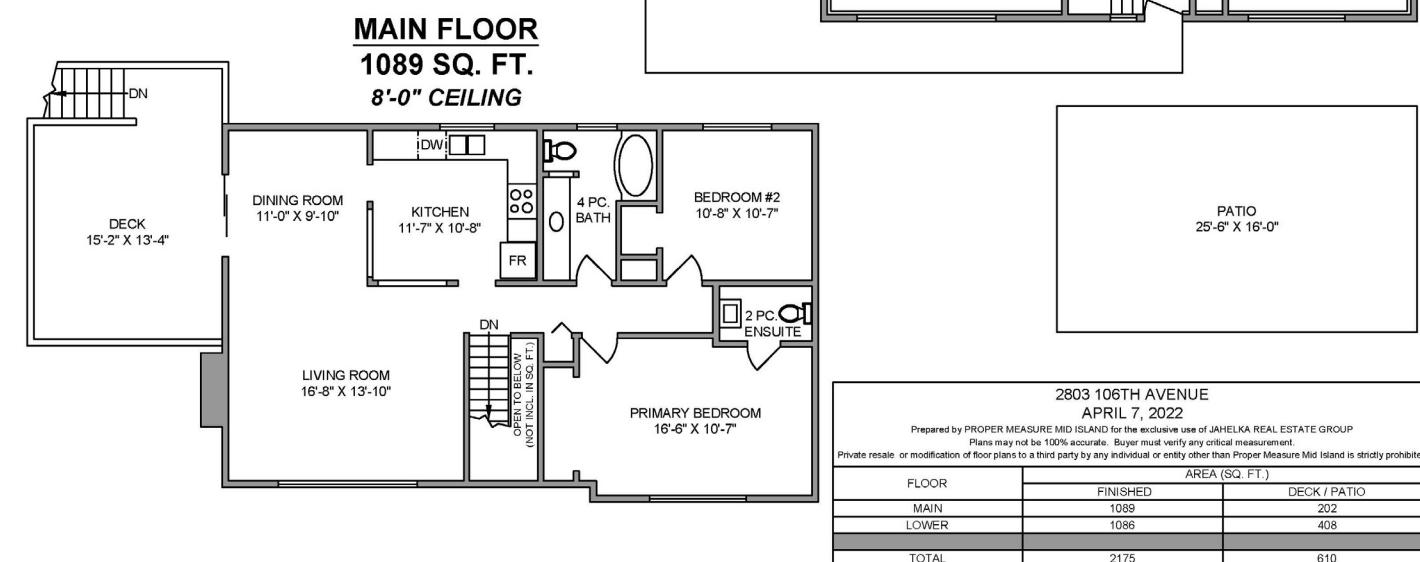
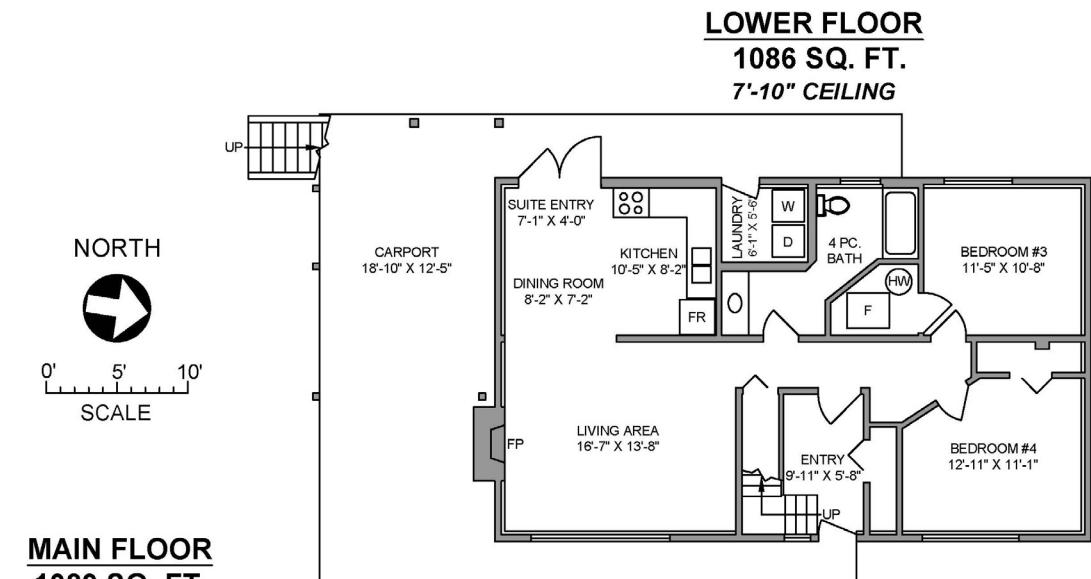


2803 106TH STREET  
Uplands



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





## WELCOME HOME...

If you are looking for a comfortable family home with income potential or for an investment property, look no further! This 4 bed, 3 bath, 2,175 sqft home with an authorized two-bedroom suite, is ideally located in Uplands, close to amenities at the Country Club Centre, recreation at Long Lake, the highway, and transit, ticking all the boxes.

The level 0.17-acre corner lot boasts mature landscaping that evokes a sense of privacy, a completely secluded cozy deck off the dining room, ideal for hosting summer gatherings or on which to unwind at the end of a long day, and a fully fenced front yard with a patio, a garden area, and lots of room for play. There are two driveways providing ample space for the RV or the boat while a carport provides covered parking and will meet all your storage needs.

Upon stepping through the front door, you will be drawn into the tastefully finished foyer and up to the main level which offers a bright and airy living/dining area and a well-appointed kitchen with ample counter and cabinet space for all the chef's needs. Down the hall, the spacious primary bedroom features a contemporary 2-piece ensuite while a second bedroom and a 4-piece family bathroom round off this main level. Downstairs, the two-bedroom suite boasts its own entrance, a full kitchen, a comfortable living and dining area, and a 4-piece bathroom while shared laundry facilities are accessible from the outside.

With a newer roof and gas hot water heater installed in 2014, a new furnace in 2017, and new windows in 2020, everything has been taken care of for you in this ideally situated home with income potential so act now to avoid disappointment.

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

## FEATURES

Style:	Split Entry
Bedrooms:	4
Bathrooms:	3
Living Area:	sqft.
Deck Area:	202 sqft.
Lot Size:	0.17-acre
Parking:	Carport
Taxes:	\$3,980 (2021)



#### FEATURED LISTING

by *Carlee Jahelka, BA*

PERSONAL REAL ESTATE CORPORATION

C 250.616.1020

P 250.751.0804

TF 1.800.377.4374

[carlee@jahelkagroup.com](mailto:carlee@jahelkagroup.com)

[www.jahelkarealestategroup.com](http://www.jahelkarealestategroup.com)

[www.vancouverislandpropertysearch.com](http://www.vancouverislandpropertysearch.com)



**JAHELKA REAL ESTATE GROUP**

Lifestyle Properties • Development Marketing



Royal LePage Nanaimo Realty  
4200 N Island Highway, Nanaimo  
BC V9T 1W6

**ROYAL LEPAGE**  
NANAIMO REALTY