

1317 WHITE ROAD

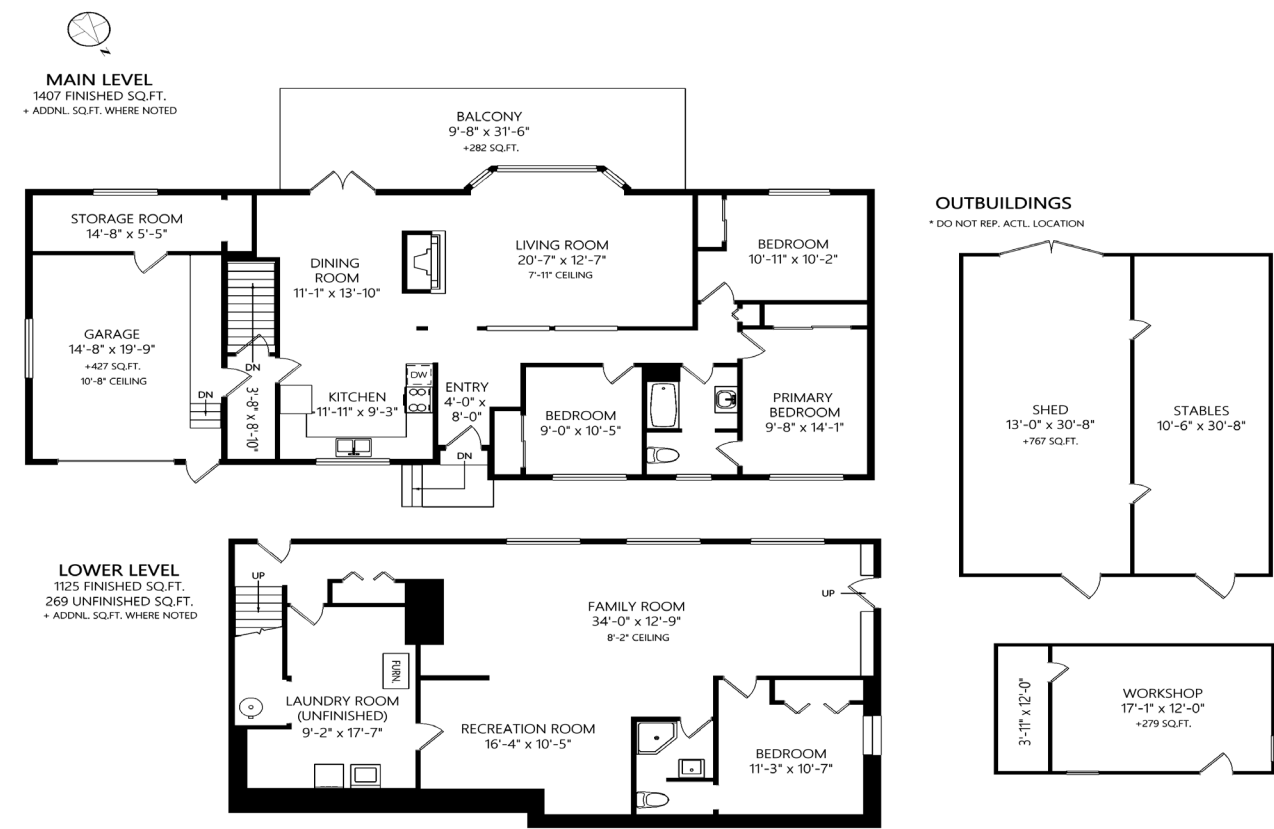
Nanaimo



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Lifestyle Properties • Development Marketing





	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Main Level	1407	0	1407
Garage	0	427	427
Lower Level	1125	269	1394
Total	2532	696	3228

WELCOME HOME...

Adjacent to picturesque wetlands and set amid a network of trails, this 3.26-acre property with a 2,532 sqft home, a 3-stall barn, a 279 sqft workshop, and a 767 sqft shed would be ideal for a hobby farm or for those craving some privacy and elbow room, conveniently located just minutes from downtown Nanaimo ensuring all needs are easily met.

Situated at the end of a long, treed driveway, the comfortable home boasts main-level entry with a functional layout, three bedrooms, and two bathrooms. A bright kitchen and an adjacent dining area on the main floor lead to a large, south-facing balcony extending the living space outside and providing the ideal spot for dining and entertaining in the warmer months. Back inside, the spacious living room, complete with a large picture window, features a wood-burning fireplace that is sure to beat that winter chill while the primary bedroom and two further bedrooms are steps away in this family-friendly layout along with a 4-piece bathroom that also serves as a cheater ensuite.

The walk-out basement offers a fourth bedroom, a family room, a rec room, and a 3-piece bathroom, and is the ideal place for family and friends to gather for a movie or for games night. Already roughed in for a suite, there is the potential for additional accommodation, while laundry facilities and a storage room round off this space.

Zoned RU4, this property offers different possibilities for work and play, (Buyer to do their own due diligence), with an attached garage in addition to the outbuildings offering plenty of room for parking and storage for all the toys.

For those seeking the peace and quiet of a rural setting and the elbow room of acreage all within easy reach of amenities, look no further as this property will tick all the boxes.

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

FEATURES

<i>Style:</i>	Main Entry + Lower Level
<i>Bedrooms:</i>	4
<i>Bathrooms:</i>	2
<i>Living Area:</i>	2,532 Sqft.
<i>Lot Size:</i>	3.26-acre
<i>Parking:</i>	Garage +
<i>Taxes:</i>	\$2,651 (2022)



FEATURED LISTING
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