

8033 LORENZEN LANE

*Upper Lantzville*



**JAHELKA REAL ESTATE GROUP**

Lifestyle Properties • Development Marketing



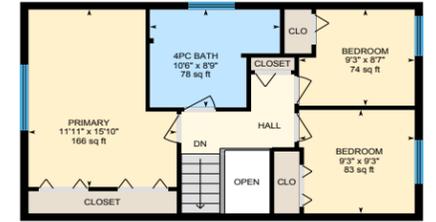


## 8033 Lorenzen Ln, Lantzville, BC

Main Building: Total Exterior Area Above Grade 2074.57 sq ft



**Main Floor**  
Exterior Area 1462.92 sq ft



**2nd Floor**  
Exterior Area 611.65 sq ft

PREPARED: 2024/06/22

## WELCOME HOME...

A beautiful treed backdrop and ALR land to the south of the property line create the ideal setting for this private almost one-acre lot which offers the perfect blend of peace and quiet with an abundance of room for both work and play.

Located in the charming community of Upper Lantzville, those fortunate enough to call this property home will enjoy countless recreational activities on their doorstep while close proximity to the highway will ensure amenities are just minutes away.

Offering a functional, family-friendly floor plan over two storeys with 2,075 sqft three bedrooms upstairs, and three bathrooms in the main residence, there is also a bachelor suite above the spacious, detached 500 sqft workshop providing 456 sqft of additional accommodation and endless possibilities for hobbies or for those looking to accommodate a home-based business (buyers to do their due diligence).

In addition to a fully updated, tastefully finished kitchen with a convenient island and eating bar, and new roofs on all buildings, features of this bright and airy home include a sunken living room, a main-floor office space, radiant-in-floor heating, a wood stove for cozy nights in, and a triple carport plus lots of storage in and out for everyone's toys. Outside, the flat, fully usable 0.92-acre lot and long driveway make this the dream property for sports and play while the apple tree and well-established vegetable garden will be ideal for those with a green thumb or for the budding chef's garden-to-table culinary delights.

If you're looking for the peace and quiet of a rural setting and the elbow room of acreage all within easy reach of amenities, this Upper Lantzville property won't disappoint but must be seen to be fully appreciated.

Data and measurements have been provided by Pro Photo VI, BC Assessment, and the District of Lantzville, and should be verified if important.

## FEATURES

<i>Style:</i>	Split Level plus Bachelor Suite
<i>Bedrooms:</i>	3
<i>Bathrooms:</i>	4
<i>Living Area:</i>	2,075 Sqft. plus 456 Sqft. Suite
<i>Workshop:</i>	500 Sqft.
<i>Lot Size:</i>	1 Acre
<i>Year Built:</i>	1988
<i>Features:</i>	Flat, fully usable lot





**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  
 www.jahelkarealestategroup.com  
 www.vancouverislandpropertysearch.com



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 Lifestyle Properties • Development Marketing



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

