

5546 BIG BEAR RIDGE

Pleasant Valley



JAHELKA REAL ESTATE GROUP
Lifestyle Properties • Development Marketing





Main Floor
Exterior Area 893.72 sq ft



2nd Floor
Exterior Area 760.20 sq ft



Basement (8ft 1in)
Exterior Area 833.54 sq ft

WELCOME HOME...

Nestled amongst the trees on the upper level of this 0.23-acre lot in Pleasant Valley close to recreation, both highways, and all amenities sits this charming Lindal cedar home. Constructed in 1986, with the foundation and basement completed more recently, this home offers 2,488 sqft over three levels with three bedrooms and three bathrooms and the potential for a suite on the lower level.

The functional floor plan offers a spacious formal living room off the foyer on the main level along with an open-concept family room and eating area with a wood-burning fireplace to gather around on a cooler evening. A separate kitchen provides the chef in the family with a well-appointed space for meal prep while the 401 sqft wrap-around balcony offers the perfect venue for your morning coffee or to entertain family and friends amongst the trees, partially covered ensuring year-round enjoyment.

The family-friendly layout continues upstairs where the spacious primary suite will be the perfect escape at the end of a long day with a large three-piece ensuite and a private deck upon which to unwind, while two further bedrooms and a four-piece bathroom are just steps away.

Completed in 2008, the basement offers a blank canvas and endless possibilities for extra living space or additional accommodation. A large rec room is the perfect extension of the main floor living areas with a convenient laundry room at the bottom of the stairs while an additional 276 sqft of space, currently set up as storage, offers large windows and double doors leading out to a fully covered sitting area and on to the yard beyond, all awaiting your ideas and finishing touches.

With its convenient location, quintessential West Coast setting, and potential for additional accommodation, this charming cedar home is the perfect package. Act now to avoid disappointment.

Data and measurements have been provided by Nanaimo Photography, BC Assessment, and the City of Nanaimo, and should be verified if important.

FEATURES

Style:	Main Level Entry, Upper & Lower
Bedrooms:	3
Bathrooms:	3
Living Area:	2,488 Sqft.
Lot Size:	0.23 Acre
Taxes:	\$4,564 (2023)
Features:	Lindal Cedar Home Potential for a Suite



FEATURED LISTING

by *Carlee Jahelka, BA*

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