

3225 Wayne Morgan Road  
Nanaimo



**JAHNELKA REAL ESTATE GROUP**

Lifestyle Properties • Development Marketing





## 3225 Wayne Morgan Rd, Nanaimo, BC

Main Building: Total Exterior Area Above Grade 3111.98 sq ft



### WELCOME HOME...

If you're looking for the peace & quiet of a rural setting, the elbow room & opportunities for work & play that only acreage affords, & living space for the growing family, your search is over.

Ideally situated at the end of a cul-de-sac on a flat 2.48-acre lot in a desirable family-oriented North Jingle Pot neighbourhood, those fortunate enough to call this property home will appreciate that their rural retreat is also conveniently located close to all north end amenities.

Attention to detail is evident throughout this tastefully finished & meticulously well cared for custom-built home which offers 3,112 sqft of living space comprising 4 beds, a bonus room, & 3 baths. A charming porch fronts this home while inside large windows bathe the space in natural light. The functional layout offers an open-concept living/dining space, a well-appointed kitchen, & a well-designed laundry/mudroom to keep even the busiest household organized. The breakfast nook will soon become the family's favourite hangout spot with the family room reserved for movies or games night while the spacious patio extends the living space outside with the firepit becoming the place where stories will be shared & memories will be made.

The family-friendly layout continues upstairs where the primary bedroom features a walk-in closet & spa-like 5-piece ensuite with 3 more beds steps away along with a 4-pce bath & the 298-sqft bonus room, ideal for recreation or quiet time.

Outside, there's plenty of space for play & an area to grow fruits & vegetables while the attached garage will help meet storage needs. A 1,000+ sqft detached shop offers the potential for a home-based business (buyers to do their due diligence) with lots of room for the boat & RV too.

Ideally located & offering the growing family an abundance of space both inside & out with a wealth of possibilities for work & play this property will not disappoint & should be seen to be fully appreciated.

Data & measurements provided by Nanaimo Photography, BC Assessment, & the RDN, please verify if important.

### FEATURES

- Style: Main level entry + upper level
- Bedrooms: 4
- Bathrooms: 3
- Living Area: 3,112 sqft.
- Lot Size: 2.48 acres
- Taxes: \$6,009 (2023)
- Features: Level, usable lot  
Double garage  
1,000+sqft. shop





FEATURED LISTING  
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