

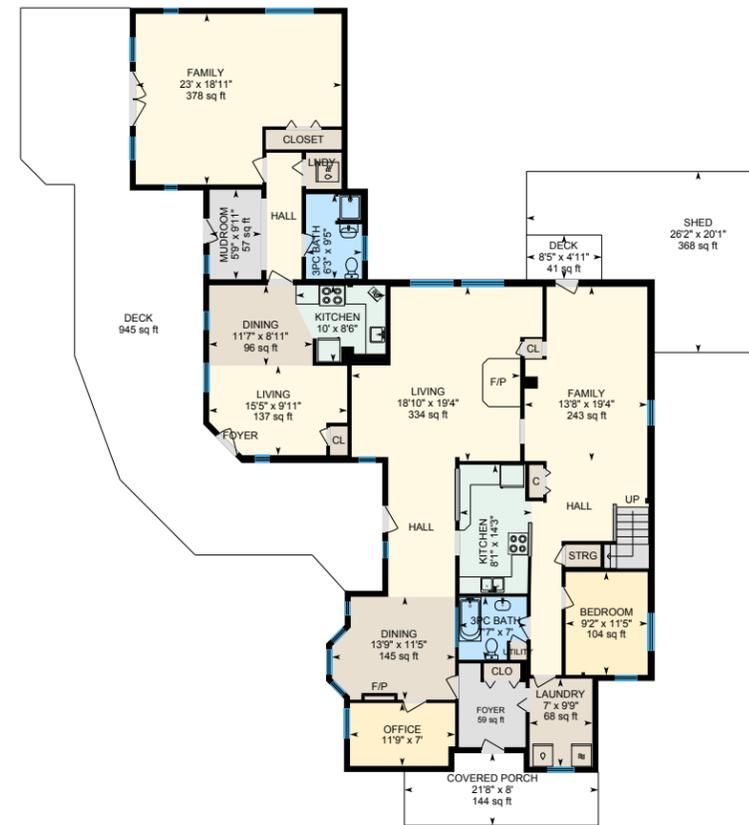
963 Englishman River Road
Errington



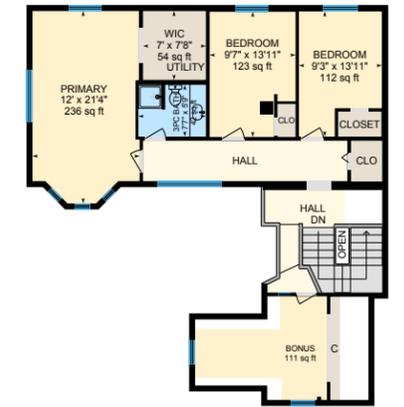
JAHNELKA REAL ESTATE GROUP

Lifestyle Properties • Development Marketing





Main Floor (7ft 4in - 8ft - 12ft 8in)
Exterior Area 2739.72 sq ft



2nd Floor
Exterior Area 1134.40 sq ft



WELCOME HOME...

Ideally situated on a fully usable 5-acre lot near the picturesque Englishman River, this is more than just a property - it's a lifestyle. Surrounded by trees and nature, the new owners will appreciate the perfect balance of privacy, serenity, and endless potential. Whether you're seeking a retreat, elbow room for a home-based business or a place to raise a family, this property has it all!

Boasting 3,874 sqft of living space, there are 3 bedrooms, a 3-pce bathroom, and a spacious bonus room upstairs with a 4th bedroom (without a closet), an office/den, and a 3-pce bathroom on the main floor. The left wing of the main level also offers income potential or additional accommodation for extended family with a separate entrance, kitchen and laundry facilities, and access to the deck.

An abundance of windows bathes the space in natural light, with vaulted ceilings and custom details, such as stained glass, adding character, while the newly installed wood stove creates a warm and inviting atmosphere during cooler months.

The expansive outdoor space is a true highlight. Ideal for hosting family gatherings and making memories as you roast marshmallows around the fire pit, gardening, or simply enjoying the great outdoors as you take in the natural beauty from the 945 sqft wrap-around deck, the property provides endless opportunities for recreation and relaxation. The 1,276 sq. ft. detached double-car garage offers storage, a workshop, and room for hobbies, while the newly constructed pump house ensures a reliable water source.

With easy access to recreation on the Englishman River, hiking trails, and other nearby attractions, this property is the gateway to a lifestyle that is second to none. Whether it's relaxation, adventure, or a family retreat you're seeking, don't miss the opportunity to make this remarkable property your new home today!

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

FEATURES

<i>Style:</i>	Main Level Entry + Upper Floor
<i>Bedrooms:</i>	4
<i>Bathrooms:</i>	3
<i>Living Area:</i>	3,874 Sqft.
<i>Lot Size:</i>	5 acres
<i>Parking:</i>	Double Garage
<i>Taxes:</i>	\$5,600 (2024)





FEATURED LISTING

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