

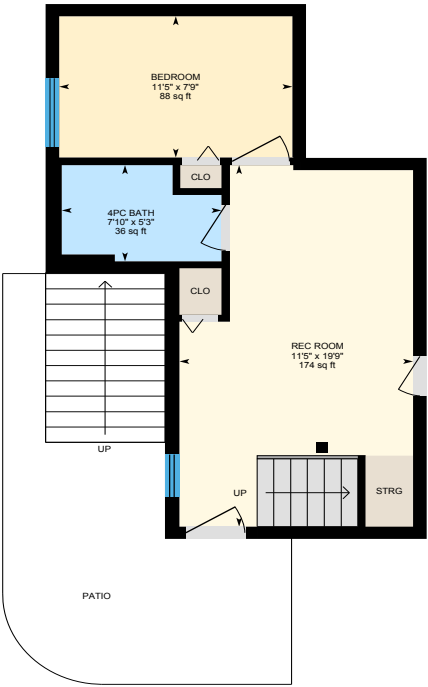
309 PINE STREET
Old City



JAHELKA REAL ESTATE GROUP

Lifestyle Properties • Development Marketing





WELCOME HOME...

Discover the charm of this extensively updated & meticulously well-maintained 2-bed, 2-bath home nestled on a 0.17-acre lot in Nanaimo's Old City neighbourhood. Boasting a prime location, this residence offers unparalleled convenience, situated a 2-minute drive from recreation at the Nanaimo Aquatic Centre, from the shops & amenities located at the University Village Mall, & from the Old City Quarter, with its unique, specialty boutiques, restaurants, cafes, & seasonal events. Families & students will appreciate the proximity to Nanaimo District Secondary School & Vancouver Island University, both within a 3-minute drive, while a 5-minute drive will have you strolling along the picturesque Harbourfront Walkway.

This inviting home offers 1,093 sqft of thoughtfully designed living space, spread over 2 levels with each floor featuring 1 bedroom & a 4-piece bathroom. The main floor has the added benefit of being wheelchair accessible, while the lower level has a separate entrance & private patio, making it an ideal space for an older child, a student, or even a live-in carer.

Extensively renovated by the current owners over the years, this property has been transformed into a modern & comfortable home, with updates that include the addition of a new porch, updated exterior siding, new windows & skylights that flood the home with natural light, updated plumbing, & electrical. More recently, the covered deck has been enclosed, creating an inviting sunroom for all-season use with views of Mount Benson

Outside, the property features a private backyard offering a tranquil outdoor space for rest & recreation, gardening & play, a shed for extra storage, & an open area for off-street parking.

Vacant & move-in ready, everything has been taken care of for you in this conveniently located home & should be seen to be appreciated

Data & measurements have been provided by ProPhotoVI, BC Assessment, & the Property Report, & should be verified if important.

FEATURES

| | |
|---------------------|---|
| <i>Style:</i> | Main Level Entry + Lower Level |
| <i>Bedrooms:</i> | 2 |
| <i>Bathrooms:</i> | 2 |
| <i>Living Area:</i> | 1,093 Sqft. |
| <i>Lot Size:</i> | 0.17 Acre |
| <i>Taxes:</i> | \$3,150 (2024) |
| <i>Features:</i> | Central location Close to shops, schools, VIU |





FEATURED LISTING

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