

7426 SPENCE'S WAY

*Lantzville*



**JAHELKA REAL ESTATE GROUP**

*Lifestyle Properties • Development Marketing*







## WELCOME HOME!

If a lifestyle change is on the horizon, you won't want to miss this stunning property, nestled among custom-built homes in The Foothills, Central Vancouver Island's premier master-planned community, where nature and comfort seamlessly blend!

With walking, biking, and hiking trails at your doorstep, this home is located at the gateway to endless outdoor adventures, allowing you to embrace an active Island lifestyle, while easy access to schools, shopping, dining, and recreation in nearby North Nanaimo ensures everything is close at hand.

Situated on a beautifully landscaped 0.80-acre corner lot, this West Coast rancher offers 2,479 sqft of tastefully finished living space, with three bedrooms and three bathrooms.

An open-concept living area is designed for relaxation and entertainment, with a cozy fireplace that adds warmth and charm, while the dining area easily accommodates formal gatherings and intimate meals, and the spacious patio extends the entertainment space outdoors. The gourmet kitchen is a chef's dream, featuring high-end appliances, ample counter and island space, while a patio off this area is perfect for casual outdoor dining.

Thoughtfully designed for family living, the primary suite, complete with a walk-in closet and a spa-like five-piece ensuite, is conveniently located across the hall from two further bedrooms (which do not have closets) and a three-piece bathroom.

In addition to a double garage, extra parking is available at the back of the property fronting Harwood Drive; a versatile spot, this area could easily be grassed for play, become a garden for those with a green thumb, or even a pool, if preferred.

Low maintenance, attention to detail throughout, and an unparalleled location will allow you to experience the Island lifestyle at its finest. Schedule your private tour today and see firsthand why your next chapter begins here!

Data and measurements provided by ProPhotoVI, BC Assessment, and the District of Lantzville; verify if important.











## FEATURES

Style:	Rancher
Living Space:	2,479 sqft
Bedrooms:	3
Bathrooms:	3
Lot Size:	0.80 acres
Parking:	Double garage
	Abundance of open parking
Highlights	Prestigious Foothills location
	Idyllic setting
	Close to walking, hiking, & biking trails
	Schools, amenities, shopping, & dining options are close at hand
	Modern West Coast design
	Tasteful, contemporary finishes
	Open concept
	Functional layout
	Meticulous landscaping







**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](mailto:carlee@jahelkagroup.com)  
[www.jahelkarealestategroup.com](http://www.jahelkarealestategroup.com)  
[www.vancouverislandpropertysearch.com](http://www.vancouverislandpropertysearch.com)



**JAHELKA REAL ESTATE GROUP**  
 Lifestyle Properties • Development Marketing



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

