

4260 BUTTERNUT DRIVE

Nanaimo

\$799,900



JAHELKA REAL ESTATE GROUP

Real Estate Redefined





WELCOME HOME...

Completely rebuilt in 2010, no expense was spared in the design, finishings and hidden luxuries of this exceptional, custom 4 bed 4 bath 2,982 sqft home situated in a quiet neighbourhood and conveniently located in close proximity to shopping, transportation, schools and recreational activities.

You will be impressed by the striking exterior of the home with its linear design, flat roof and expansive windows complemented by low maintenance professional landscaping with river rock front borders that pave the way to the main entrance of the residence. The fully fenced, secure backyard provides a private oasis that includes a grass area with ample room for play time and a sizeable deck that extends the interior living space and offers the perfect entertaining venue complete with a natural gas firepit & bbq and a hot tub.

As you enter the front door of the home you will be struck by the bright and airy feel of the open concept floor plan which features a sizeable living space with 18' ceilings, full height windows and a modern natural gas fireplace that seamlessly flows into the elegant dining area. With a recessed ceiling it is an entertainer's dream, the perfect venue for an intimate family get together but with enough space to host a large dinner party, using the 5 zone audio system to set the mood, and with access to the back yard to extend the living space. Separated from the dining area by a counter with bar stools for extra seating is the state of the art, gourmet kitchen. Featuring high end Wolf/Subzero appliances and a wine fridge, an instant boiling hot tap and a pot filler at the kitchen sink, underfloor heating, quartz countertops, and an abundance of cabinets, this space is a chef's dream! To the right of the main living area, separated by double glass doors in its own wing is an impressive sunken media room with enough wall space for multiple TVs to satisfy the sports enthusiast and featuring built in surround sound and a custom made, 12-seater leather sectional designed specifically for, and staying with, this space - perfect for movie night. Also situated in this area of the home is a 3 piece bathroom featuring quartz counters and top of the line fixtures and fittings found in all bathrooms in the home, while laundry facilities and storage are located off the dining area.

Upstairs features a spacious master suite with built in surround sound, a sizeable walk in closet, a luxurious 4 piece ensuite complete with an oversized glass enclosed shower, a heated floor, quartz counters and dual sinks. The master suite leads to a loft overlooking the main floor living area that is currently used as an office space and which provides access to a cozy rooftop deck with a natural gas stone fireplace, perfect for your morning coffee or for relaxing before bed. Two additional bedrooms and a stylish 5 piece bathroom featuring an underfloor heating system and quartz countertops complete the upper level of this home while additional accommodation is offered in a nanny suite located above the garage and which includes a well outfitted kitchen and 3 piece bathroom that boasts the same high end finishes as the main residence as well as plumbing and wiring ready for laundry facilities.

Attention to detail is evident throughout this home inside and out both in form and in function with motion sensor lights on the interior staircase, hot water on demand, a built in vacuum, a security system with four security cameras, a sprinkler system with drip irrigation for the plants, and an oversized dual car garage rounding off this spectacular home that must be seen to be truly appreciated. Modern living at its finest!

All data and measurements should be verified if important.





4260 BUTTERNUT DRIVE
OCTOBER 18, 2016
PREPARED BY PROPER MEASURE MID ISLAND FOR THE EXCLUSIVE USE OF JAHLEKA REAL ESTATE GROUP
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

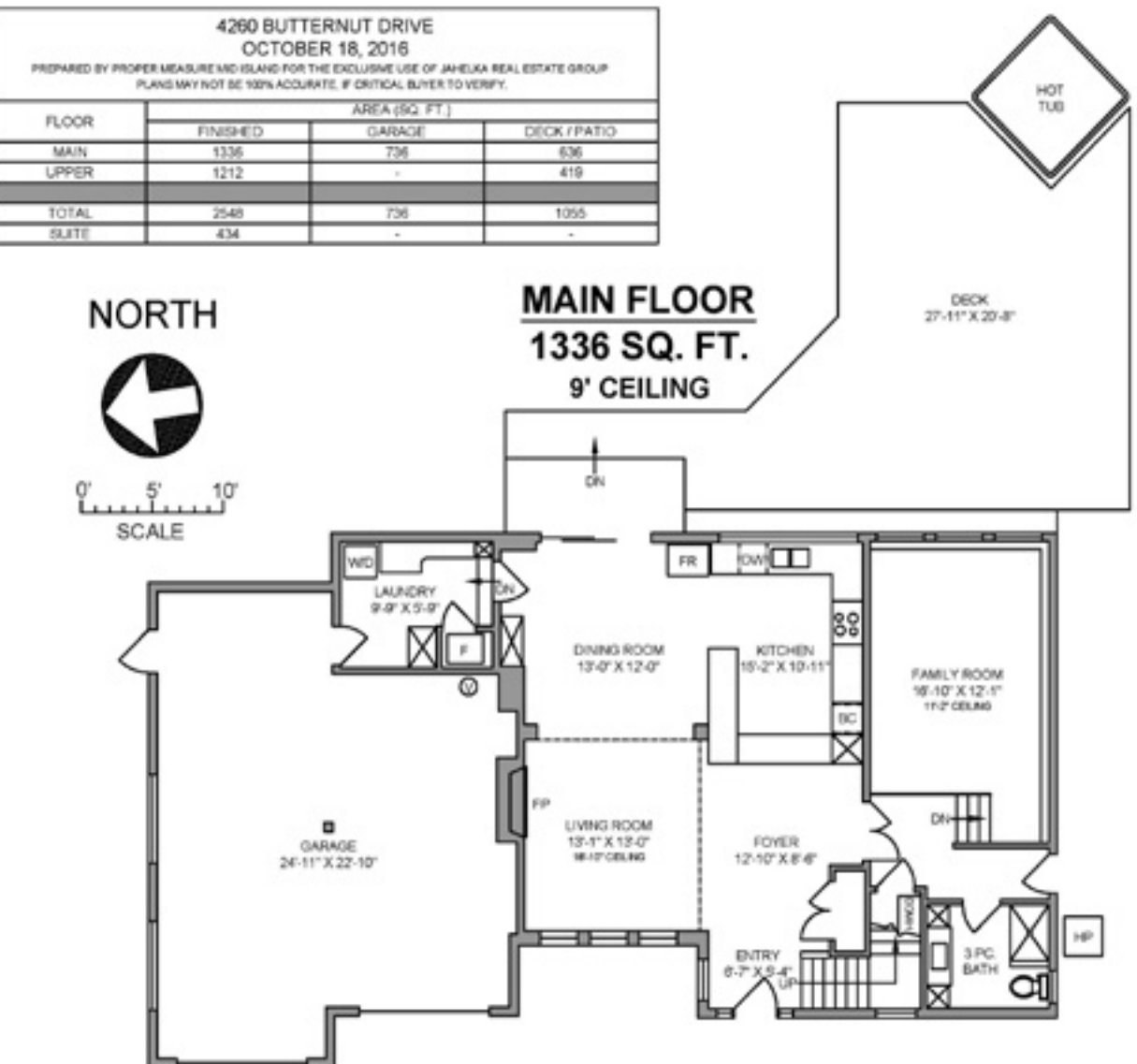
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1336	736	836
UPPER	1212	-	419
TOTAL	2548	736	1055
SUITE	434	-	-

NORTH



0' 5' 10'
SCALE

MAIN FLOOR
1336 SQ. FT.
9' CEILING



UPPER FLOOR
1212 SQ. FT.
9' CEILING



FEATURES

Bedrooms:	4
Bathrooms:	4
Lot:	0.18 Acres
Main Residence:	2,548 Sqft.
Suite:	434 Sqft.
Year Built:	Rebuilt 2010
Parking:	Double Garage
Extras:	Wolf/Subzero appliances Wine fridge Quartz counters kitchen, bathrooms & laundry Underfloor heating: Kitchen & upstairs bathrooms 5 Zone audio Built-in surround sound Heat pump/AC B/i vacuum Outside lights on a timer Wired for Christmas lights w/an inside switch Security system plus 4 cameras Sprinkler system
Taxes:	\$4,874 (2016)





GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to build homes in developing countries as a first step in a movement towards establishing self-sustaining, thriving communities.



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