

5458 HIGHLAND DRIVE

Port Alberni

\$599,000



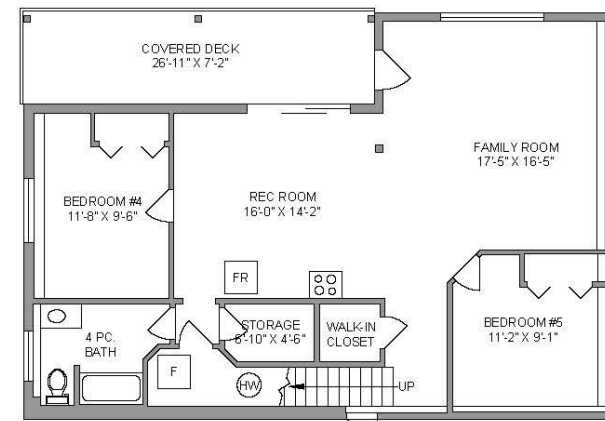
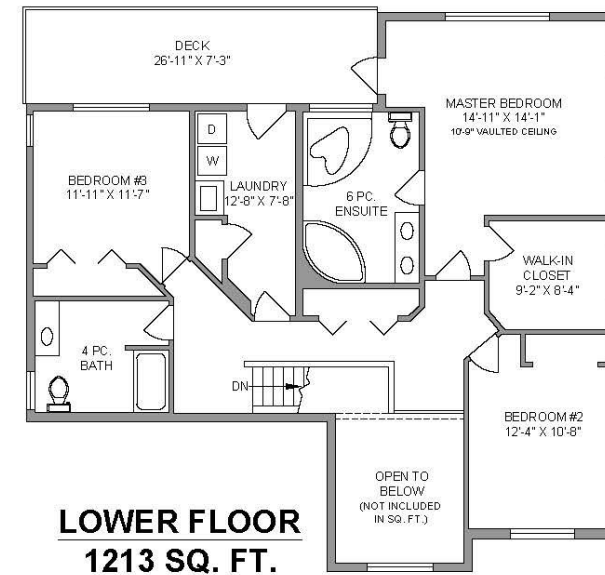
JAHELKA REAL ESTATE GROUP

Real Estate Redefined

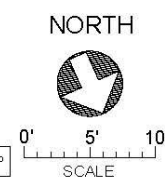
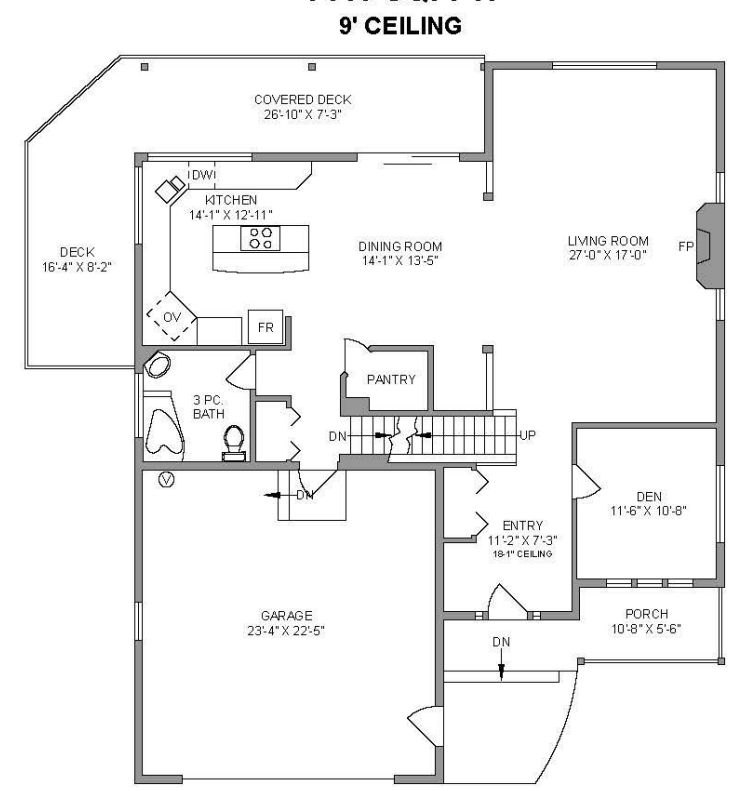




**UPPER FLOOR
1339 SQ. FT.**



**MAIN FLOOR
1446 SQ. FT.
9' CEILING**



5458 HIGHLAND DRIVE
JUNE 13, 2017

Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHELKA REAL ESTATE GROUP
Plans may not be 100% accurate. Buyer must verify any critical measurement.
Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1446	560	363
UPPER	1339	-	194
LOWER	1213	-	193
TOTAL	3998	560	750

WELCOME HOME...

Custom built family home on a quiet, rural no-through road in the desirable Highland Drive subdivision in the Alberni Valley, minutes from all amenities. Situated on a 1-acre lot with views of the mountains & Alberni Inlet, this 3,998 sqft 5 bed + den, 4 bath home offers high-end custom finishes & a functional layout.

The bright foyer with 18' ceilings welcomes you to the main floor and through to the open concept sitting area with a cozy gas fireplace and large windows capturing the serenity of the treed backdrop. The dining area follows and provides access to the covered, wrap around deck, the perfect viewpoint to take in the sunset or for BBQs whatever the weather. The custom kitchen with soft-close cabinet doors, granite floors & counters, an island/eating bar and pantry are sure to please any caliber of chef. A den and a 3 piece bathroom with jetted tub complete the main level. Upstairs offers a master retreat with a bright bedroom area comprising of 10' vaulted ceilings with skylights and large windows to maximise the natural light, access to the upper deck, a large walk-in closet and a spa-like 6 piece ensuite with heated granite floors, dual sinks, a 2 person jetted tub and a remote-controlled steam shower complete with a radio and wired for a DVD player. 2 further bedrooms, a 4 piece family bathroom with granite floors, and a spacious laundry room round off the upstairs. The lower level enjoys its own deck and offers additional accommodation perfect for older children or family members with 2 bedrooms, a 4 piece bathroom, family room and potential for a kitchen. Wired for an alarm system and for surround sound in & out no detail has been spared in this home while a double garage, in-house storage and room for RV/boat parking round off this property.

- FEATURES**
- Bedrooms: 5
 - Bathrooms: 4
 - Living Area: 3,998 Sqft.
 - Lot Size: 1 Acre
 - Subdivision: Highland Drive
 - Year Built: 2008
 - View: Mountains & Alberni Inlet
 - Parking: Double Garage + Additional Parking
 - Taxes: \$2,997

With a functional layout that accommodates everyone, storage for all your toys, and a tranquil setting just a short distance from all amenities, this home has it all! Please verify all data & measurements if important.





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.



FEATURED LISTING
by Julien Prevost, BA Econ

C 778.269.1043
P 250.751.0804
TF 1.800.377.4374
julien@jahelkagroup.com
www.jahelkarealestategroup.com
www.vancouverislandpropertysearch.com



JAHELKA REAL ESTATE GROUP
Real Estate Redefined

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

