

431 Heron Place

Long Lake Heights | Nanaimo

\$775,000



**JAHELKA REAL ESTATE GROUP**

Real Estate Redefined







## WELCOME HOME!

Exceptional custom built, ocean view, main level entry family home situated on a corner lot in the Long Lake Heights subdivision within close proximity to all amenities and offering 3,115 sqft of living space with 4 beds, 3 baths. An impressive post and beam entrance opens to the main living space with vaulted ceilings and oversized windows & sliding doors capturing the ocean and mountain views. An entertainer's dream, the open concept floor plan features a chef's kitchen with granite counters, ledgerstone backsplash, stainless steel appliances and an island/eating bar, while the dining area is the ideal spot for a casual meal or for more formal dining. The living space boasts a fireplace, perfect for a cozy evening or for adding ambiance whatever the occasion, and opens up to the spacious deck, an extension of the living area, while a powder room rounds off the main floor.

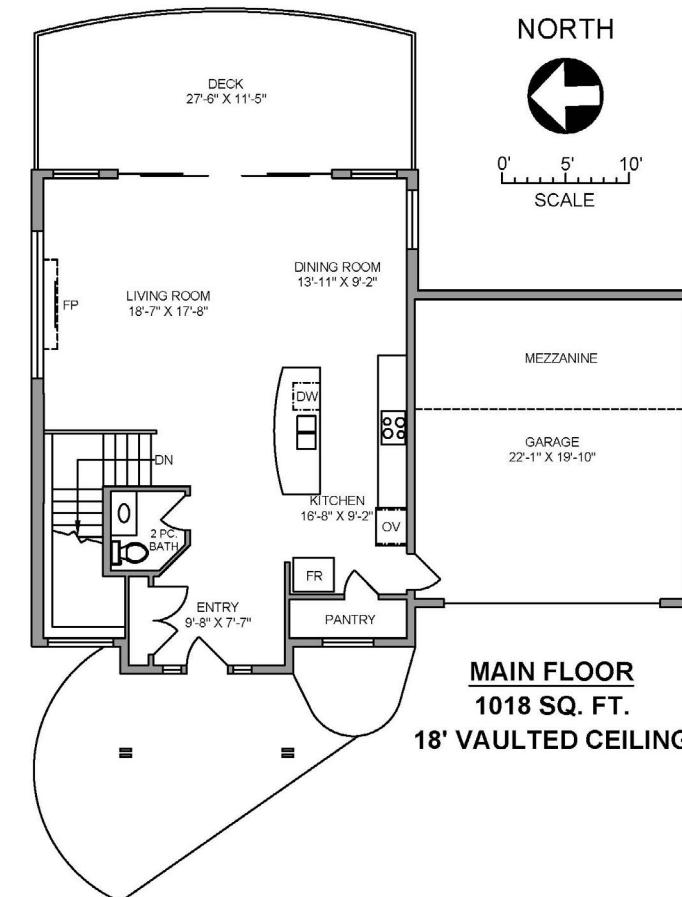
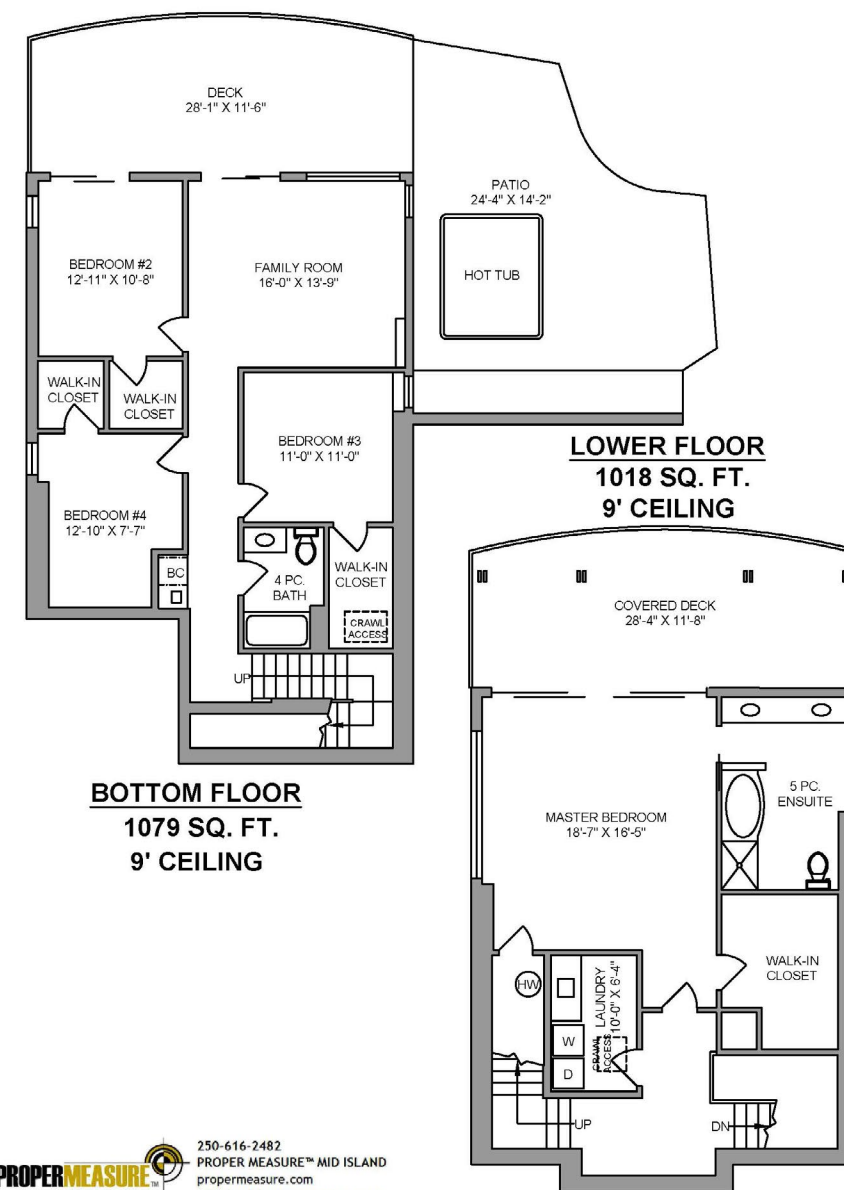
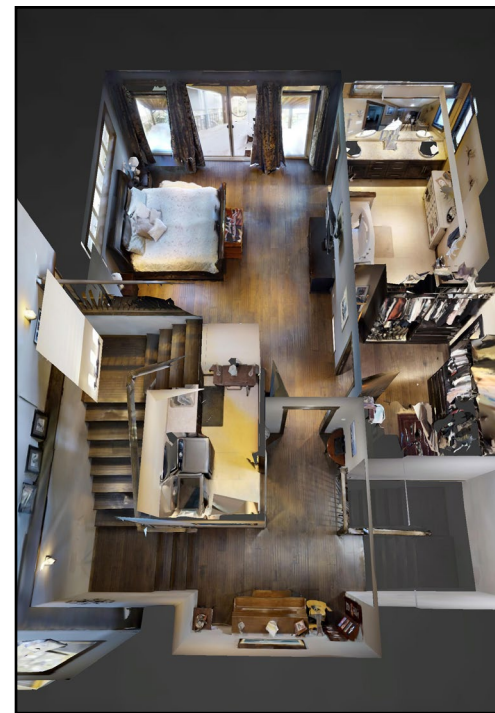
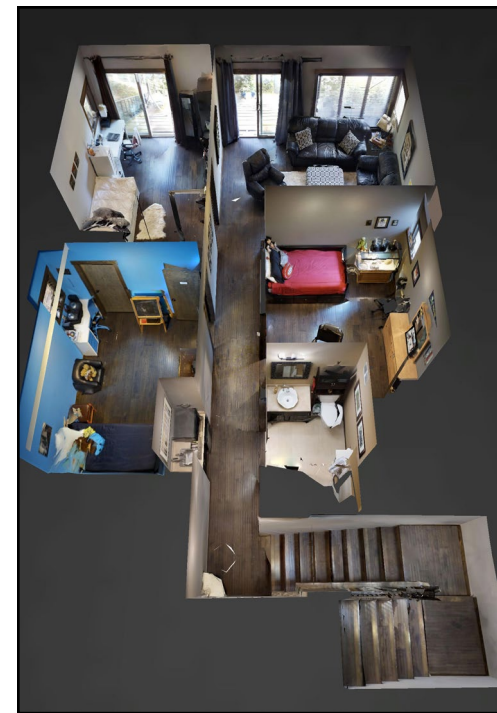
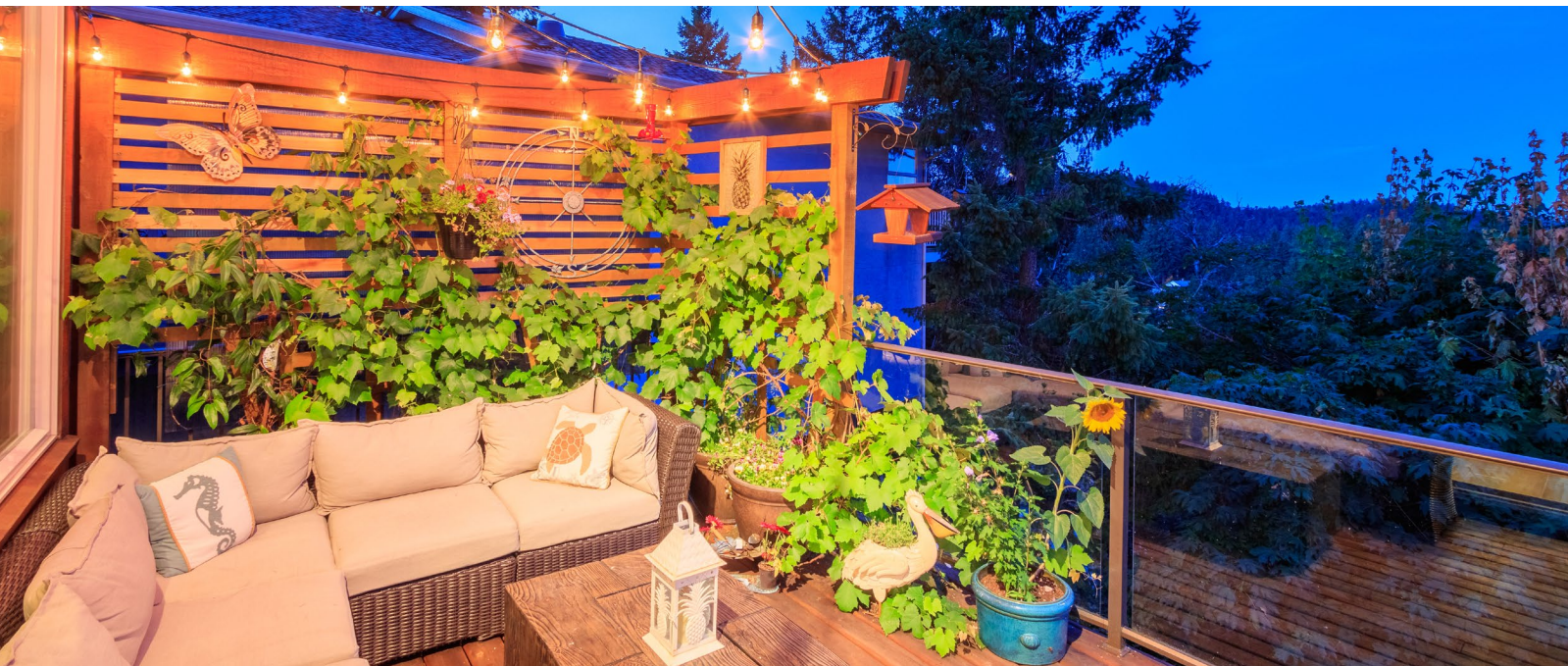
The second level offers laundry facilities and a deluxe master suite complete with spacious spa-like ensuite, large walk in closet, and 16' patio doors leading to a private, covered deck, while 3 additional bedrooms, a family room, and a 4-piece family bathroom are found on the lower level with access to a large lower deck that wraps around to a patio featuring a 10-person hot tub.

The low maintenance exterior allows more time to enjoy all that this home has to offer with a double car garage for all your toys and additional boat parking a rare luxury in this area. With quality finishings throughout, attention to detail is evident in this spectacular 5-year old custom built home which must be seen to be fully appreciated.

All data and measurements are approximate and should be verified if important.







NORTH



0' 5' 10'  
SCALE



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431 HERON PLACE AUGUST 15, 2017			
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHIELKA 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	1018	477	304
LOWER	1018	-	313
BOTTOM	1079	-	586
TOTAL	3115	477	1203





## FEATURES

Bedrooms:	4
Bathrooms:	3
Lot Size:	0.20 Acres
Zoning:	R1
Year Built	2012
Living Space:	3,115 sqft.
Deck(s)/Patio:	3 large decks (1 each floor) + patio area
View(s):	Ocean and mountain
Parking:	Double garage, driveway + RV/boat
Elementary School:	Uplands Park Elementary
Secondary School:	Wellington Secondary
Heating:	Electric - forced air
Highlights:	Ideal floorplan for families with older kids Vaulted ceilings and plenty of natural light Low maintenance yard Gourmet kitchen with granite coutertops and stainless steel appliances Quality finishings throughout
Taxes:	\$4507.28 (2017)







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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