

431 Heron Place  
Long Lake Heights | Nanaimo  
\$775,000



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Real Estate Redefined





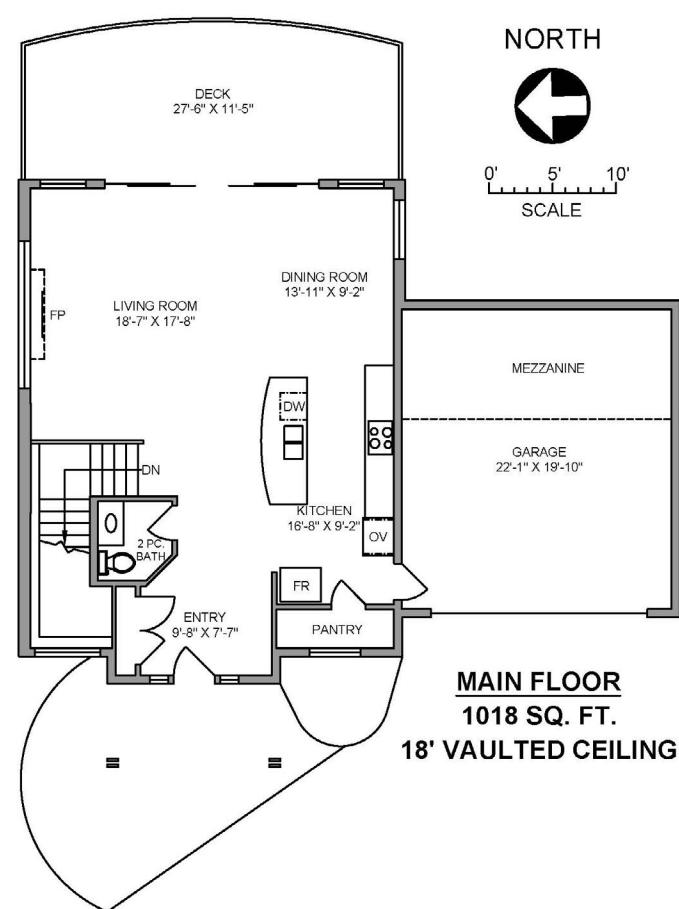
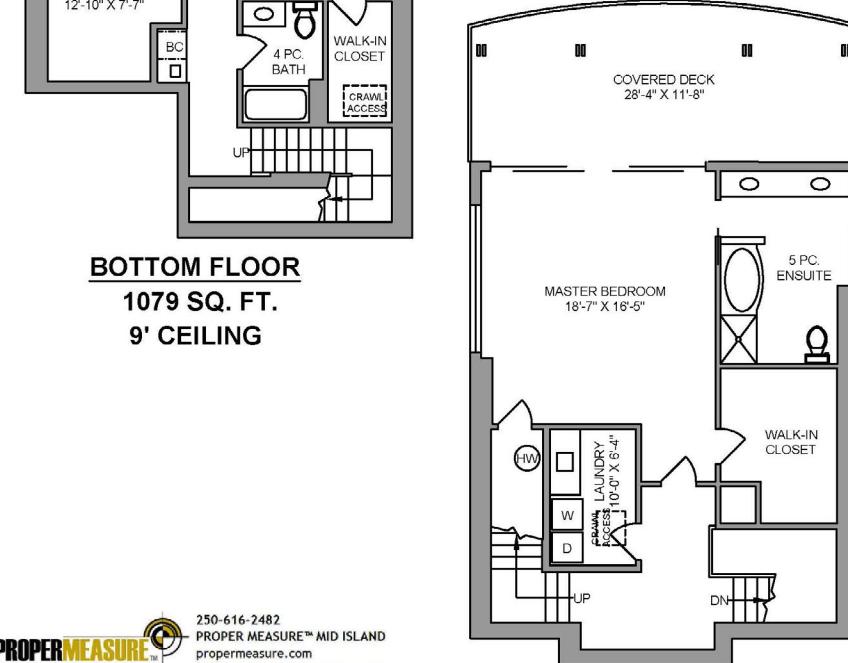
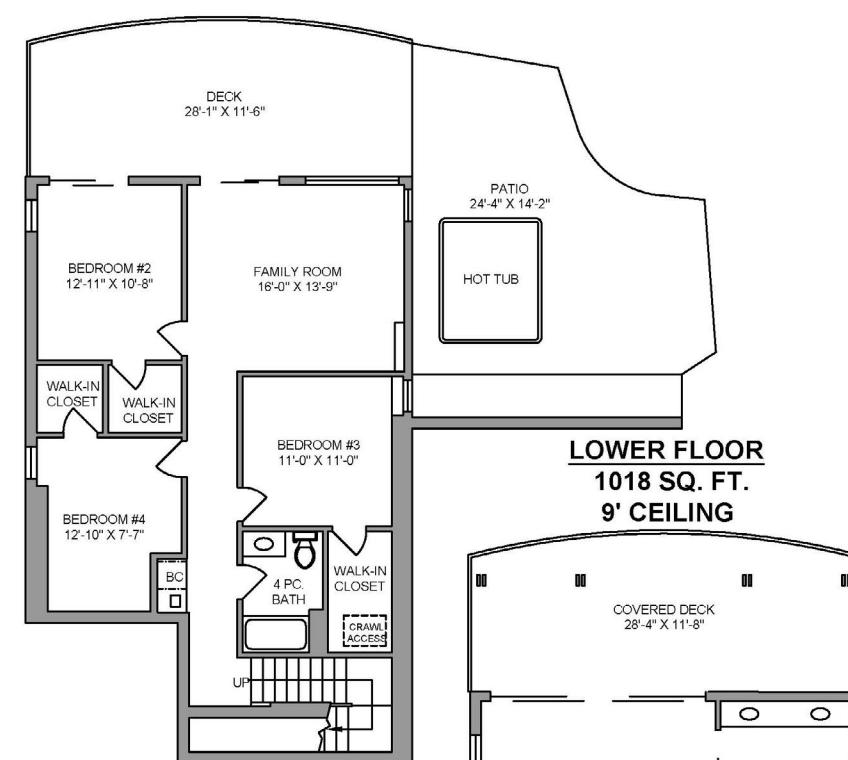
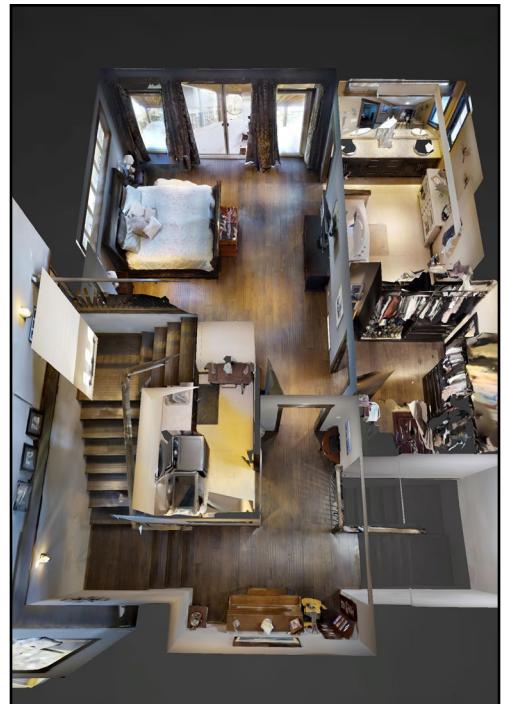
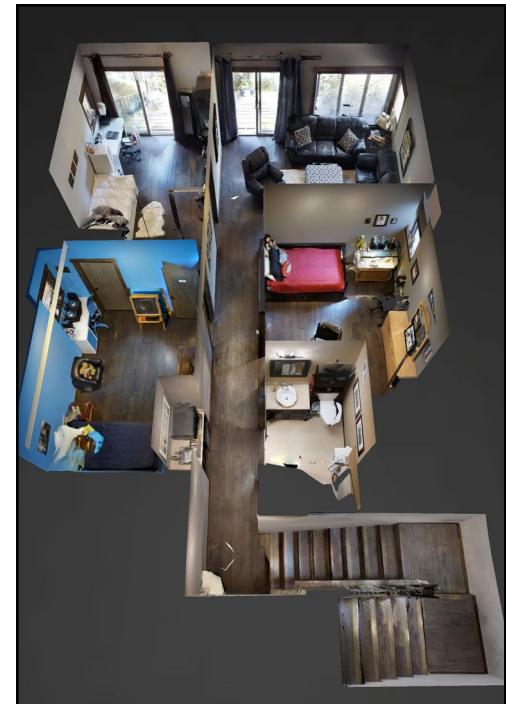
## WELCOME HOME!

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.



431 HERON PLACE  
AUGUST 15, 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	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)





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