

3512 Wiltshire Drive  
Hammond Bay | Nanaimo  
\$880,000



JAHELKA REAL ESTATE GROUP

Real Estate Redefined





## WELCOME HOME!

Situated within the highly sought after Glen Oaks neighbourhood on a quiet no-through road, this exceptionally well-maintained level-entry, contemporary 4 bedroom, 4 bathroom, 2,759 sqft. custom built home is perched on a rare vantage point that delivers breathtaking vistas.

One of the few view homes in this prestigious neighbourhood to offer a flat driveway and a level, easily accessible backyard with southern exposure, this property's outdoor space is complemented by an organic fruit & vegetable garden and mature, native plant landscaping providing the perfect spot for a fire pit, adding ambience and warmth to any social gathering all year round.

Upon entering the residence, your attention will immediately be drawn to the spectacular, unobstructed panoramic views which encompass Departure Bay, Downtown Nanaimo, the scenic harbour and surrounding mountains enjoyed from all principle rooms within the home. The well-appointed and spacious open concept layout is ideal for entertaining with a cozy sitting area complete with a built-in fireplace focal point that transitions to the dining space and through to the bright kitchen that offers the chef in the family a natural gas stove and large island to work on. The private upper deck includes a natural gas barbecue for fairer weather cookouts and a hot tub ideal for a relaxing soak at the end of a long day with the city lights creating the perfect backdrop.

Also on the main level is the private master suite with built-in fireplace for the cooler evenings, a spacious 5-piece ensuite complete with a bidet and dual shower, a walk-in closet, & access to the upper deck. A 2nd bedroom, currently being used as a den, a 4-piece family bath with 6' soaker tub, laundry area & access to the double garage round off this floor.

Downstairs offers the main residence a third bedroom, media room, powder room & large utility/storage room along with an open-concept 1 bedroom, 1 bathroom legal suite which can comfortably serve as additional living space for the main home if not used as a suite, with a separate entrance, laundry facilities, large windows from which to enjoy the view and access to a private patio area.

Attention to detail is evident throughout this custom built residence with the added bonus of built-in speakers, a roughed in security system, built-in vacuum and natural gas heating & hot water systems making this home the ideal package which must be seen to be fully appreciated.

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



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**PROPER MEASURE™ MID ISLAND**  
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**LOWER FLOOR**  
**1302 SQ. FT.**  
**+155 SQ.FT. UNFINISHED**

**MAIN FLOOR**  
**1457 SQ. FT.**

3512 WILTSIRE DRIVE  
NOVEMBER 3, 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	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1457	-	442	344
LOWER	1302	155	-	-
<b>TOTAL</b>	<b>2759</b>	<b>155</b>	<b>442</b>	<b>344</b>

**LOWER FLOOR**

KITCHEN 12'-3" X 10'-11"  
DINING ROOM 9'-8" X 7'-4"  
LIVING ROOM 17'-2" X 13'-1"  
MEDIA ROOM 14'-4" X 11'-11"  
BEDROOM #4 9'-5" X 8'-9"  
4 PC. BATH  
2 PC. BATH  
STORAGE 12'-6" X 10'-3" (UNFINISHED)  
BEDROOM #3 10'-8" X 7'-9"  
FR  
W D  
UP  
F  
HW

**MAIN FLOOR**

DECK 19'-11" X 14'-9"  
HOT TUB  
KITCHEN 16'-10" X 12'-3"  
DINING ROOM 9'-11" X 8'-11"  
LIVING ROOM 16'-10" X 16'-7"  
MASTER BEDROOM 14'-1" X 13'-6"  
FP  
4 PC. BATH  
LAUNDRY 9'-5" X 4'-11"  
BEDROOM #2 11'-0" X 8'-2"  
ENTRY 8'-1" X 7'-5"  
WALK-IN CLOSET  
5 PC. ENSUITE  
FR  
DW  
DN  
D  
W  
WORKBENCH  
GARAGE 21'-7" X 18'-11"  
WORKBENCH  
NORTH  
0' 5' 10'  
SCALE



FEATURES	
Bedrooms:	4
Bathrooms:	4
Lot Size:	0.18 Acres
Zoning:	R1
Year Built:	2001
Living Space:	2,759 sqft.
Deck(s)/Patio:	1 Upper Deck + Lower Patio area
View(s):	Departure Bay, Downtown Nanaimo, Harbour and Mountains
Parking:	Double Garage, Driveway + RV/Boat
Elementary School:	Departure Bay Elementary
Secondary School:	Wellington Secondary
Heating:	Natural Gas, Forced Air
Highlights:	Legal 1 Bed/1 Bath Suite, Abundance of Natural Light, Low Maintenance Yard, Organic Fruit & Vegetable Garden and Native Plants, Hot Tub
Taxes:	\$4,068 (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.



**FEATURED LISTING**  
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