

410 ALPEN WAY

South Nanaimo



JAHELKA REAL ESTATE GROUP

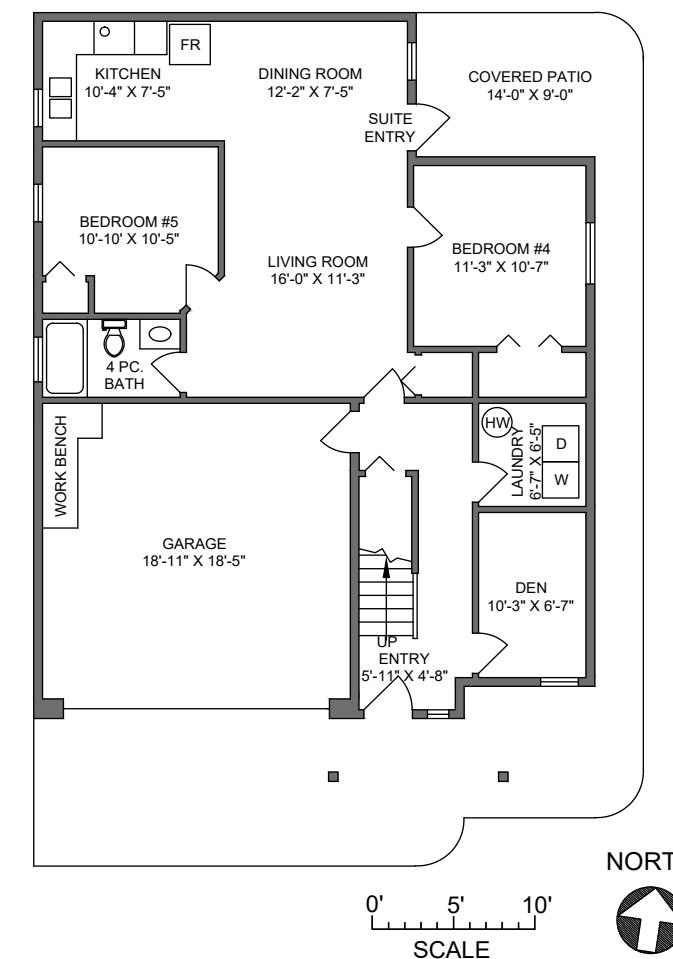
Real Estate Redefined





LOWER FLOOR

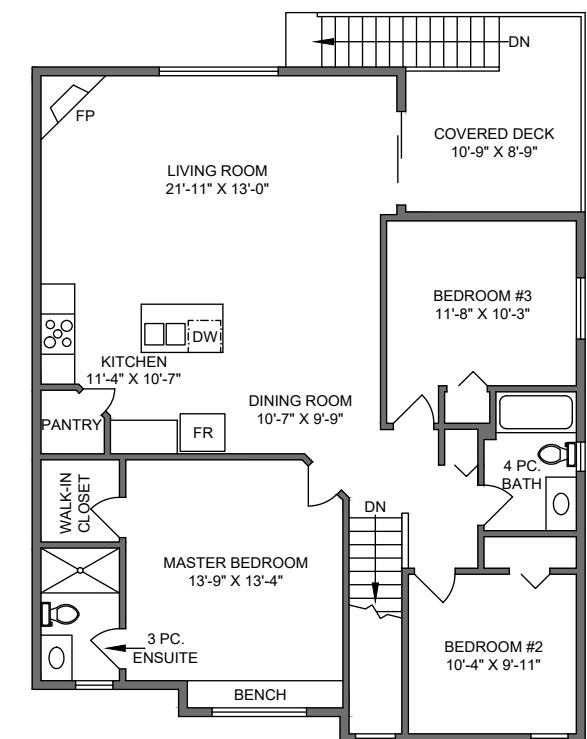
1021 SQ. FT.



SCALE
0' 5' 10'

MAIN FLOOR

1264 SQ. FT.



NORTH
↑

410 ALPEN WAY
JUNE 27, 2018
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.
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FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1264	-	112
LOWER	1021	383	124
TOTAL	2285	383	236

WELCOME HOME...

For those looking to raise their family in a quiet neighbourhood that boasts a rural feel and surroundings yet is still within walking distance of the local elementary school and mere minutes by car from both the Southgate Mall and University Village Mall, VIU, sports facilities, and all the dining and entertainment opportunities the downtown offers, look no further! This comfortable family home with tasteful, contemporary finishes offers 3 bedrooms up, a legal 2-bedroom suite down, 3 bathrooms and 2,285 sqft of living space. Ideally situated on a fully-fenced lot backing on to a charming farm and featuring low maintenance landscaping with views of Mount Benson, this property offers an element of privacy rarely found in this area.

The functional, open concept main floor living and dining space with an abundance of natural light features a sitting area with a corner fireplace for cozy nights at home, access to the covered deck for all year round BBQs, and a dining space that would comfortably seat a family dinner or a larger gathering. The new owners will also surely appreciate the well-appointed kitchen boasting shaker-style cabinets, stainless steel appliances, an island with an eating bar and a walk-in pantry, making meal preparation a treat.

Conveniently located on the main level, this family-friendly floor plan has the master bedroom with a walk-in closet and a 3-piece ensuite situated just steps away from two further bedrooms; a 4-piece family bathroom completing this floor. Downstairs offers a den for use by the main residence along with a well-laid out, legal 2-bedroom, 1-bathroom suite with a private covered entrance/patio overlooking the backyard.

Nestled in an increasingly in-demand family neighbourhood with a picturesque backdrop, this tastefully finished home with income potential is the ideal package that you won't want to miss.

Data and measurements have been provided by Proper Measure and the Property Report and are approximate and should be verified if important.

FEATURES

Bedrooms:	5
Bathrooms:	3
Style:	Ground Level Entry, Main Up + 2-Bed Suite Down
Living Space:	2,285 sqft.
Lot Size:	0.15 acres
Taxes:	\$3,628 (2017)
Year Built:	2011



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FEATURED LISTING

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