

**34-529 Johnstone Road**

French Creek, BC



**JAHELKA REAL ESTATE GROUP**

Real Estate Redefined





## WELCOME HOME!

If you're seeking single storey living in a safe and tranquil setting close to all amenities and recreation, look no further. This bright, airy, and tastefully finished patio home is situated in the highly sought after gated waterfront community of Pebble Beach in French Creek, located between Qualicum Beach and Parksville, and a short drive from Nanaimo. There is no shortage of ways to take advantage of the lifestyle this location affords with access to the beach, the ideal spot to comb at low tide and the perfect vantage point for soaking up the sunset, and to multiple year-round on and off-shore recreational pursuits in the Oceanside area.

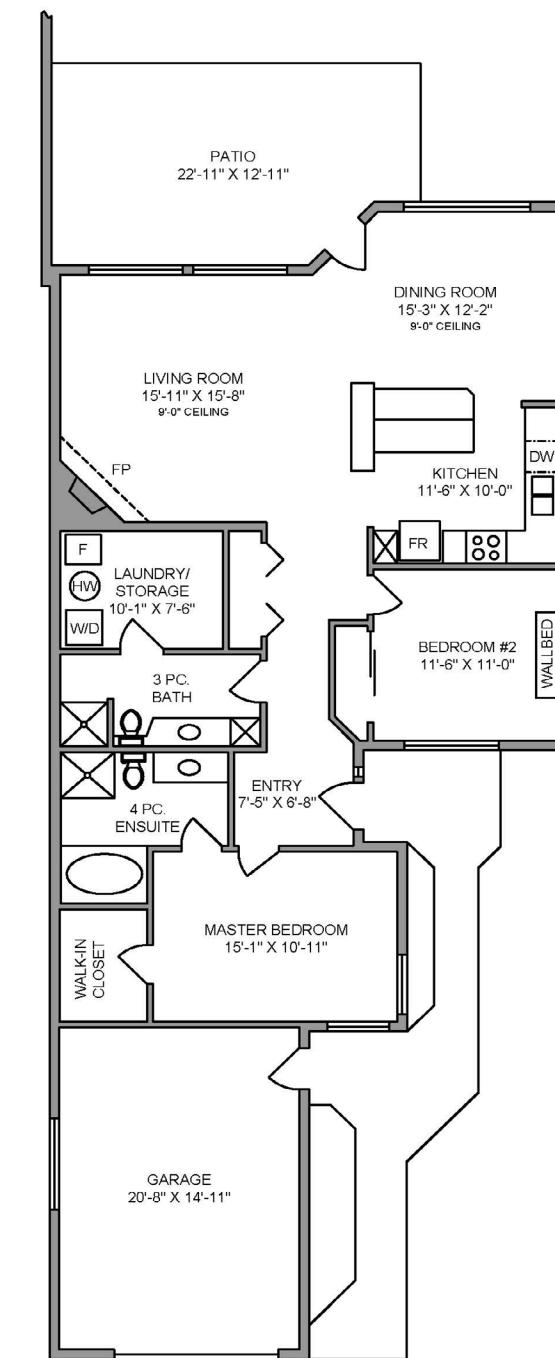
The bright entrance draws you into this spacious home which offers two bedrooms, two bathrooms and 1,422 sqft of functional open concept living space featuring 9' ceilings, a wall of windows and strategically placed skylights that soak the space in natural light, engineered hardwood flooring, and a cozy gas fireplace, the perfect complement to a cooler evening. The well-designed kitchen boasts ample cabinet and counter space, stainless steel appliances, and convenient access to extra pantry storage in the large hallway closet, making meal preparation a pleasure for the chef in the family and ensuring they will never be far from their guests. An eating bar, the ideal spot for morning coffee or a light lunch, separates the kitchen from the roomy dining area, as equally well suited to an intimate dinner for two as it would be for a larger family gathering over the holidays, with a French door leading to the private patio. An extension of the living area backing on to manicured green space and framed by beautiful flower borders, this patio area is the only outdoor space in the complex that is not overlooked.

To the left of the main entrance, the master suite features a walk-in closet and an airy 4-piece ensuite complete with heated floors, a separate shower, and a luxurious jetted soaker tub the perfect place to unwind at the end of a long day. The second bedroom complete with wall bed provides a versatile space ideal for overnight guests or for a home office/hobby room and is just steps from the main 3-piece bathroom with access to the spacious laundry and utility room, home to the water purification system and extra storage, while the single garage, just off the front walkway, ensures there is plenty of room for everyone's toys.

Pebble Beach is a well-run, well-maintained strata with beautiful grounds, a picturesque pond and recent updates that include new roofs and paint, and whose residents enjoy use of the clubhouse, the option for a garden plot in the community allotment, and RV and boat parking, in addition, pets are allowed in the complex, with some restrictions.

This meticulously well-kept, move-in ready patio home set in an idyllic oceanfront community is the perfect package and you won't want to miss this rare opportunity to call Pebble Beach home.

Please verify all data & measurements if important.



**MAIN FLOOR**  
**1422 SQ. FT.**

NORTH



0' 5' 10'  
SCALE

34-529 JOHNSTONE ROAD  
JULY 15, 2019

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
TOTAL	1422	336	276

## FEATURES

Complex:	Pebble Beach
Style:	Patio Home
Living Space:	1,422 sqft.
Bedrooms:	2
Bathrooms:	2
Outdoor Space:	One Patio, 276 sqft
Parking:	Single Garage and Visitor Parking
Heating:	Natural Gas, Forced Air
Fireplace:	One, Natural Gas
Strata Fees:	\$332 / month
Interior Features:	Stainless Steel Appliances, Contemporary Engineered Hardwood Flooring, Heated Tile in the Ensuite, Water Purification System
Complex Features:	Gated Community, Private Beach Access, Clubhouse, Pond, RV/Boat Parking Available, Community Allotment, Pets Allowed with Restrictions
Taxes:	\$2,047 (2019)





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 the **Community Builders International Fund**, which supports the building of self-sustaining, thriving communities in developing nations.



#### FEATURED LISTING

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