

3777 MARJORIE WAY

North Jingle Pot



JAHELKA REAL ESTATE GROUP

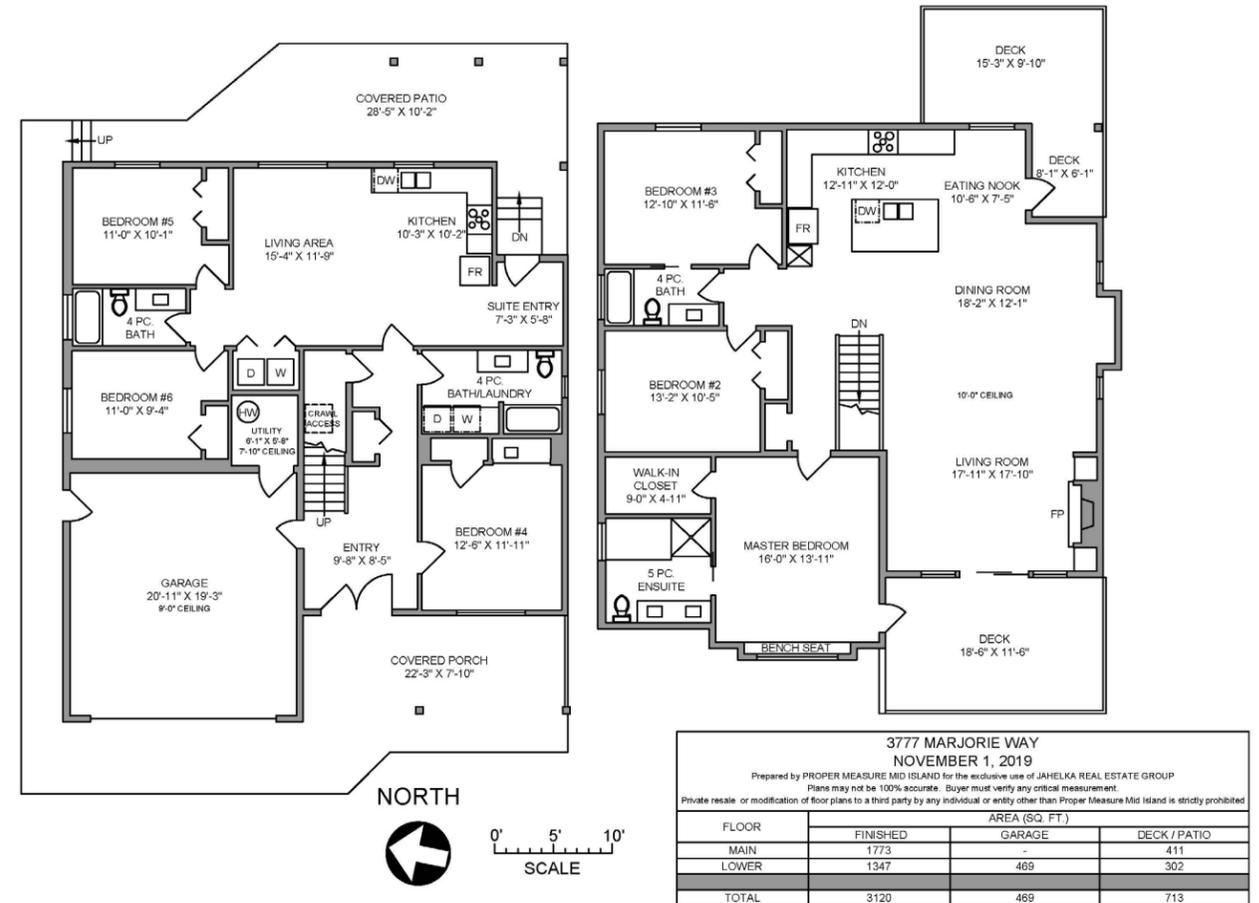
Real Estate Redefined





LOWER FLOOR
1347 SQ. FT.
9'-0" CEILING

MAIN FLOOR
1773 SQ. FT.
9'-0" CEILING



WELCOME HOME...

Newly built home with a legal 2-bed suite situated on a low maintenance 0.13-acre lot in a desirable North Jingle Pot neighbourhood in close proximity to shopping, dining, & entertainment in North Nanaimo & a short distance from the highway providing convenient access to the whole community & all that it offers.

This executive home features attention to detail that is sure to impress with 3,120 sqft of living space comprising 6 beds & 4 baths, & boasting views of Mt Benson. The functional, open concept living area offers 10' ceilings, a stone-clad fireplace for cooler evenings, custom built-ins, quality finishings, & a front view-deck upon which to unwind at the end of a long day. The dining area comfortably seats larger gatherings while the bonus eating nook provides a more casual setting with easy access to the rear upper deck an extension of the living space & the perfect venue for summertime barbecues. The well-appointed chef's kitchen is the heart of the home, with solid surface counters, shaker-style cabinets, stainless steel appliances, & an island with an eating bar.

The master is on the main level, & features a large walk-in closet, window seat overlooking the neighbourhood, a luxurious 5-piece ensuite with quartz counters, soaker tub & separate shower, & access to the front deck. Two further bedrooms & a tasteful 4-piece main bathroom also with quartz counters creates a cheater ensuite for one of the secondary bedrooms & rounds off the main floor. Downstairs boasts a 4th bedroom off the main entrance that also serves as a den or media room complete with a wet bar, while a 4-piece bathroom with laundry facilities, & the entrance to the attached garage, offering ample storage for everyone's toys, rounds off the principal residence.

The legal basement suite, located at the rear of the lower level, offers a functional, spacious floor plan with its own entrance, an open concept living/kitchen area with solid surface counters, 2 bedrooms, a 4-piece bathroom, & convenient laundry facilities.

Situated amongst other newly built homes, this move-in ready, tastefully finished executive home with income potential is the ideal package that you won't want to miss. Data & measurements should be verified if important. Price + GST.

FEATURES

- Style:* Ground Level Entry, Main Up, Legal 2-Bed Suite Down
- Bedrooms:* 6
- Bathrooms:* 4
- Living Area:* 3,120 sqft
- Lot Size:* 0.13 acres
- Parking:* Double Garage
- View:* Mount Benson
- Year Built:* 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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