

486 Menzies Ridge Drive

University District



JAHELKA REAL ESTATE GROUP

Real Estate Redefined

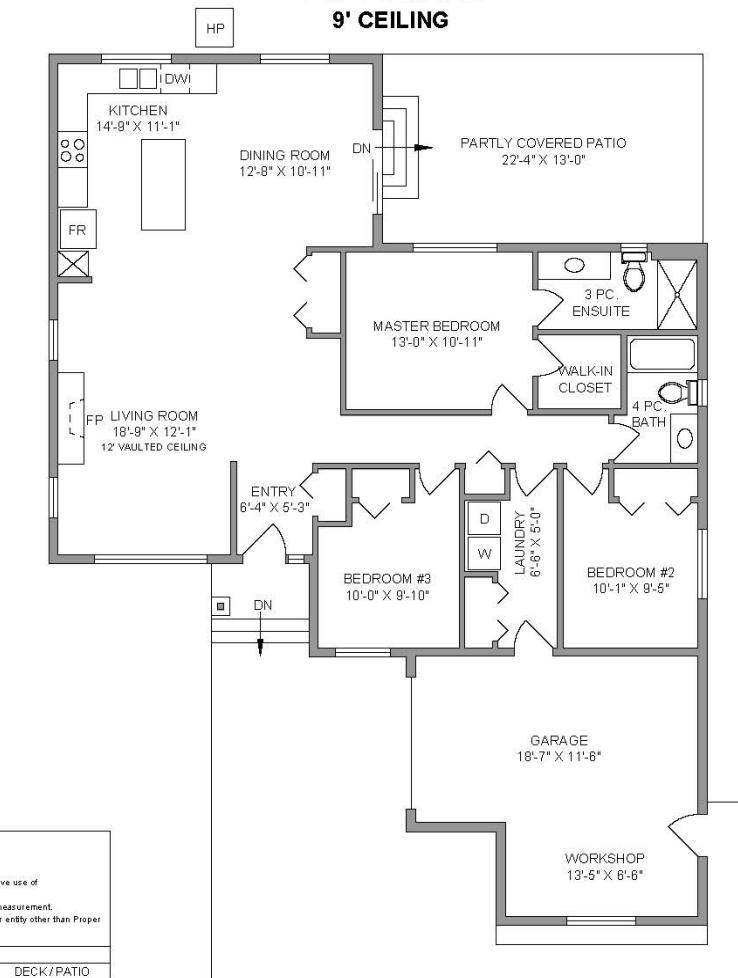




MAIN FLOOR

1494 SQ. FT.

9' CEILING



WELCOME HOME.

If you are looking for single-storey living in a peaceful and yet central location, look no further, this tastefully finished rancher is situated on a no-through road overlooking Buttertubs Marsh, a bird and wildlife sanctuary offering observation decks and a 2 km loop trail, in close proximity to the highways, recreation, schools, VIU, and all amenities offered in and around Nanaimo.

Strategically situated on the large low-maintenance 0.21-acre lot, the welcoming entrance draws you into this spacious home which offers 3 beds and 2 baths with 1,494 sqft of functional living space. Boasting 9' ceilings throughout the home, the open concept living area is bright and airy and features a 12' vaulted ceiling and views of the marsh and the mountains while the cozy fireplace is sure to take the chill off a cooler evening. The well-designed kitchen offers ample storage space, stainless steel appliances, and a convenient island overlooking the dining area, a comfortable venue for any gathering, while the partly covered patio is the perfect extension to the living and entertainment space.

To the right of the main entrance is the bedroom area, with the master suite offering a walk-in closet and a contemporary 3-piece ensuite while two further bedrooms, the main 4-piece bathroom, and a laundry area that leads to the single car garage, round off this well-designed living space.

Situated in an idyllic and yet conveniently located neighbourhood, this tastefully finished, move-in ready home is the perfect package you won't want to miss.

Data and measurements are provided by Proper Measure, BC Assessment, and the City of Nanaimo, please verify if important.

FEATURES

Style: Rancher

Bedrooms: 3

Bathrooms: 2

Living Area: 1 494 sq ft

Lot Size: 0.31 acres

Lot Size: 0.21

Parking: Single Garage
Visitors: Roll-up Gate

view. Battalions

M. B. H. & M.

Year Built: 2014

Property Taxes: \$5,900



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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