



# 117 Royal Pacific Way Nanaimo British Columbia

\$1,299,900

North Nanaimo home w/quality modern finishes & panoramic ocean views. Offering high ceilings, the upstairs of this home receives tons of natural light & offers both ocean & mountain views from the kitchen, living & dining area, the primary bedroom, and the spacious deck. The kitchen has quartz countertops, S.S appliances, new porcelain tile flooring & access to the backyard. Enjoy the sunny fully fenced yard w/a gazebo, storage shed, & low maintenance landscaping. In the winter months cozy up to the gas fireplace which has been upgraded with beautiful stone and custom built-in cabinets. Upstairs includes laundry, 2 additional bedrooms, and a 4PC bath. Off the ground level entry way is a study/bedroom with ensuite & exterior access. A 2 bd legal suite w/separate hydro metre & laundry & private entrance can be accessed from w/in the home and has a great tenant paying \$1750/month + util in a lease until Aug 1st. The seller has done over 75k of upgrades including hardwood, carpet & tile in the main, additional insulation, fencing & landscaping, custom power blinds on some windows, shelving, and more. Data and meas. are approx and must be verified if import. (id:6769)

Storage 5'10 x 9'6

Entrance 8'0 x 12'5

Bathroom 4-Piece

Bedroom 13'2 x 11'1

Pantry 5'4 x 3'10

Laundry room 5'4 x 8'0

Bathroom 4-Piece

Ensuite 4-Piece

Primary Bedroom 13'2 x 16'9

Bedroom 11'0 x 9'8

Bedroom 10'1 x 12'3

Living room 19'10 x 13'10

Dining room 10'0 x 7'0

Kitchen 13'2 x 12'8

Bathroom 3-Piece

Bedroom 11'1 x 9'10

Kitchen 8'6 x 8'3

Dining room 12'10 x 6'9

Bedroom 11'0 x 9'8

Listing Presented By:



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RE/MAX of Nanaimo

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