



3399 Stephenson Point Road Nanaimo British Columbia

\$3,150,000

In a stunning waterfront setting in one of Nanaimo's signature neighborhoods, this custom-designed home by Westmark exemplifies quality construction. With 4,856 square feet of meticulously finished space over three levels plus 752 square feet of storage, this residence is designed for sophisticated living. Spectacular views extend toward Gabriola Island and the distant lights of Vancouver, with morning sunrises illuminating the home. The main entrance sets the tone for the entire home, featuring hardwood floors throughout the main and upper floors. The dining room, with coffered 10-foot ceilings, opens onto a private flagstone patio, perfect for enjoying the evening sun. The spacious 19x17 living room boasts a classic bay window and bench facing the water. An adjoining family room, with French doors leading to the 25x20 deck, connects to a chef's kitchen equipped with maple cabinetry, granite counters, an island, high-end appliances including Sub-Zero fridge, a butler pantry, eating nook, and a small office with a built-in desk. This level also includes a fourth bedroom/office, a mudroom to the garage, and two powder rooms. The upper level showcases three bedrooms, each with an ensuite. This includes a primary suite with two walk-in closets, a sitting room, fireplace, and a door to the deck with endless ocean views. The lower level offers a large rec room which leads out to a covered stamped concrete patio. This floor is complete with a wet bar off the rec room, a flex room, four-piece bathroom, a fifth bedroom, and a generous storage space. Two furnaces, workbenches, and a cold room for wine storage add to the home's practicality. Additional features include a built-in sound system, concrete tile roof, HardiPlank exterior, and a hot tub. The beautifully landscaped grounds are filled with mature plants, trees, gardens, and whimsical winding pathways throughout...

Laundry room 8 ft x Measurements not available **Storage** 19'2 x 9'7

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Royal

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Bedroom Measurements not available x 12 ft
Ensuite 5-Piece
Sitting room 13 ft x Measurements not available
Other Measurements not available x 6 ft
Primary Bedroom 16'9 x 13'1
Patio Measurements not available x 20 ft

Storage 12'10 x 7'6
Storage 25'11 x 6'11
Bathroom 4-Piece
Bedroom 20'7 x 14'6
Other 8 ft X 7 ft