



# 38 Front Street 412 Nanaimo British Columbia

\$825,000

Presenting oceanfront living & panoramic harbour views from premier 'Pacifica' - Nanaimo's newest (2019) and only downtown concrete/steel constructed build with on-site concierge, private seawalk access & a Progressive Strata with no special levies in 30 yrs expected. Rare but arguably the best layout, enjoy unimpeded water, island, mountain & active harbour views from the great room, floor to ceiling aqua blue windows in the equally large bdrms (plus both have walk-in closets) privately divided by the seaside balcony. Desirable 4th floor deck has minimal wind & fully covered ensuring year round use with a gas BBQ/heater hookup. Inside, an entertainer's kitchen awaits: Timeless granite counters span the 4 stool eating bar, stainless appliances (new gas range) accent the floor to ceiling coastal wood grain cabinetry plus under-lit tile backsplash creates evening ambience. A feature concrete surround gas fireplace in the open concept great room & ductless heat pumps in both the living rm & primary bdrm ensure comfort wherever you choose to gaze at ocean vistas. Recent updates include new hardwood flooring, fresh carpet & paint plus a new 4 foot floor+wall tiled shower with modern glass enclosure & both rainhead+wand showerheads. The deluxe ensuite is adorned with Corian counters, dbl sinks & coastal cabinetry with matching medicine cabinet. The full main bath has granite countertops & a soaker tub/shower. One full sized underground parking space, lg storage locker & bike storage included. With a 91 Walk Score, everything is at your footsteps, along with the Hullo ferry plus float planes out front for quick trips to Vancouver, YVR, Victoria, Whistler & Seattle! Live the dream yourself, or buy as an investment - rentals are permitted, as are pets (1 dog or 2 cats). Exclusive social events & secure with FOB only access, this is a community like none other in Nanaimo. Be...

Listing Presented By:  


Originally Listed by:  
 RE/MAX of Nanaimo

<http://www.teaminvestwest.com/>



Royal

**LePage**  
 #4002 - 2271 Harvey Ave ,  
 Kelowna, BC,  
 Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

Primary Bedroom Measurements not available x 10  
 ft  
 Dining room 7'11 x 12'8

Living room 13'1 x 12'5  
 Kitchen Measurements not available x 11 ft  
 Bedroom 14'4 x 10'2  
 Bathroom 4-Piece

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