



477 Nottingham Drive Nanaimo British Columbia

\$1,269,900

Quality materials, upgrades, maintenance, location, layout & design: You will be impressed! Set on a 13,000 square foot private lot, the setting & design of this home could not be more West Coast! Intentional in design with simplicity & ease of maintenance in mind, the Primary Residence welcomes you to relax with a light & bright main level entryway, opening onto a Great Room with hardwood floors, cathedral ceilings & large windows with transoms & custom coverings. The Kitchen boasts stainless steel appliances, wood cabinetry, bar seating & a built-in wine rack. This main living area is bathed in natural light & leads out to the private back deck which overlooks an incredible backdrop of forested parkland offering an unmatched level of tranquility & privacy. Rounding out the shared spaces on this level is a full Laundry Room with ample storage, a sink & access to the back deck. The private spaces on this level include the main Bathroom, 2 large Bedrooms + the Primary Suite with walk-in closet & 5 piece ensuite (2 sinks, a soaker tub & a full tile shower!). On the lower level, you'll find a Flex Room & a Media Room with surround sound & wiring for an overhead projector. The newly renovated, self-contained, legal 2 Bed/1 Bath suite is wholly above-grade, has all new paint & flooring & new stainless steel appliances. On the exterior, all needs are considered: Private covered deck w/2 natural gas hookups for BBQ +1; sunshades; wiring for a hot tub; easy to maintain landscaping & extensive hardscaping. The property boasts 2 private driveways with ample parking for your cars, boat & RV! If more yard space is desired, the side yard can be fenced in & grassed for kids or pets. The list of infrastructure & design features is long & includes upgraded electrical, LED lighting inside & out, gas fireplace, new paint, 'QuietRock' drywall in the ceiling, large windows, warm tone...

Listing Presented By:


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Royal

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

Bathroom 9'1 x 4'11

Recreation room 14'1 x 12'9

Bedroom 10'7 x 10'7

Porch 2'10 x 12'1

Bedroom 10'7 x 9'11

Laundry room 11'2 x 5'8

Living room 13'9 x 20'

Bathroom 11'0 x 11'0

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Kitchen 9'2 x 9'2

Entrance 5'8 x 4'9

Bathroom 4'8 x 5'4

Patio 42'6 x 9'8

Storage 5'1 x 9'6

Family room 15'7 x 13'8

Bedroom 10'8 x 10'3

Bedroom 11'1 x 10'10

Ensuite 8'1 x 8'10

Primary Bedroom 14'2 x 12'0

Living room 17'2 x 13'11