



# 1323 Wexford Road Nanaimo British Columbia

\$799,999

Four bedroom split level home with attached SHOP. The garage/workshop has a 10'7" door height, which is excellent for your RV, boat, or studio. Previous owner used is as a mechanics shop. Super excellent thoughts and ideas flow for future development as it is located on a nice 150x65' corner lot. The full basement awaits your needs and finishing. Located on a quiet street overlooking a stream gives it a very rural feel, yet the land is situated near a major shopping centre directly across the street. Check Nanaimo's OCP for potential usage. City is encouraging mixed uses here. (id:6769)

- Storage 12'8 x 17'2
- Laundry room 12'11 x 11'8
- Storage 12'6 x 24'2
- Laundry room 10'0 x 13'0
- Bathroom 2-Piece
- Entrance 11'5 x 3'3
- Primary Bedroom 15'8 x 10'2

- Living room 12'8 x 18'7
- Kitchen 12'3 x 9'5
- Dining nook 5'10 x 11'1
- Den 10'2 x 7'7
- Bedroom 11'1 x 15'8
- Bedroom 13'4 x 10'7
- Bathroom 4-Piece

Listing Presented By:



Originally Listed by:  
Sutton Group-West Coast Realty  
(Nan)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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