



1410 Spruston Road Nanaimo British Columbia

\$1,355,000

One of a kind property offering a 1551 sq.ft. 3 bedroom, 2 bathroom custom rancher, huge 3-Bay workshop (12 foot doors) with a studio suite, & a renovated mobile with great tenants in both units. Located on 0.96 acres of flat, sunny, usable land with a secure entrance gate. Inside is spacious with a vaulted, open concept eat-in kitchen/living with eating bar, oak cabinets & large island. Down the hall is the laundry room, decent sized primary bedroom with sliders to the back yard, a 5-PC soaker tub ensuite & a walk-in closet. 2 more bedrooms & a 4-piece bathroom are adjacent. Enjoy the comfort of forced air with a heat pump, & electric furnace back up & rolling home into your massive 2 car garage! More highlights of this amazing property: Covered concrete back patio, gazebo area with benches, tons of lawn for pets and kids to run and play, raised garden beds, chicken-coop, green house, & an outdoor mechanic's pit area to. Shop is 1585 sq.ft. with a metal roof, studio suite and a full kitchen, 4-piece bathroom, separate laundry, propane & wood heat. Mobile is renovated with 1 bedroom, 1 bathroom, gas stove, newer appliances, 2 decks, own laundry & hydro meter. Rural living yet close to YCD, minutes to BC Ferries & 10 minutes to downtown Nanaimo. Close to schools & on a bus route. Tenants in studio and mobile are month to month and would like to stay if possible. Showings requires minimum 1 full day notice, preferably 2 or more. Property size and home age provided by BC Assessment. (id:6769)

- Ensuite 12 ft x Measurements not available
- Bedroom 10'3 x 11'9
- Bedroom 10'2 x 11'9
- Primary Bedroom 11'1 x 15'2
- Bathroom 5'9 x 12'2
- Laundry room 6'5 x 5'11
- Kitchen 11'1 x 15'0
- Living room 15'3 x 11'3
- Kitchen 11'1 x 6'1
- Bathroom X
- Primary Bedroom 9'4 x 11'3
- Bathroom 4-piece
- Other Measurements not available x 26 ft.
- Bedroom 15'0 x 11'0

Listing Presented By:



Originally Listed by:
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Living room 15'3 x 21'4

Dining room 13'7 x 6'1

Entrance 6'10 x 9'11

Living room 13'7 x 6'1

Dining room 10 ft x Measurements not available