



2267 Jingle Pot Road Nanaimo British Columbia

\$1,575,000

Situated on a sprawling 28,000 sqft meticulously manicured lot, this immaculate home has undergone a beautiful transformation over the years. The fully fenced yard features lush green lawns, sundrenched gardens, old growth trees & beautiful hydrangeas that frame an incredible back drop for the home. Perfect for a family, multi generational living or those seeking to add one or two lucrative income streams, you will find endless options to maximize potential. The main portion of the home enjoys 3 bedrooms, 2 bathrooms and an extremely inviting living space. No details were spared in the planning and design of the renovated kitchen including custom roll outs, creative storage options and a sleek stainless steel appliance package. There is a ton of cabinet space, a large work area for the culinary enthusiast and access to the covered veranda, a perfect extension of your living space. This inviting area has plenty of room to cook, dine or enjoy a relaxing soak in your hot tub! On the ground level you will find a 2 bedroom, 2 bathroom authorized suite. This valuable space is home to a fantastic long term tenant paying market rent. Lastly, a quaint bachelor suite has been set up as a sought after licensed short-term rental or guest space perfect for family and friends. You'll be pleased with the amazing reviews and proven steady stream of guests from all over. There is no shortage of parking for you, your guests, the tenants and your toys! The parking area is also equipped with an RV or EV ready plug. The 1126 sqft shop is the icing on the cake! Insulated cinder block walls, 12' ceilings, a 10' automatic door, 100,000 BTU heater and 300 sqft mezzanine are just a few of the value packed features of this solid space. The list of updates goes on from top to bottom of this terrific home! Don't miss this conveniently located hidden treasure just minutes from Westw...

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Royal

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Bathroom 6'7 x 7'6

Ensuite 7'4 x 5'6

Entrance 1'50 x 8'9

Primary Bedroom 12'0 x 14'4

Living room 19'5 x 15'0

Kitchen 16'6 x 12'0

Kitchen island 11'0

Dining room 10'2 x 11'0

Kitchen island 11'0

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Bedroom 12'0 x 11'10
Bathroom 6'8 x 10'5
Bedroom 17'0 x 11'10
Bathroom 7'5 x 11'1
Bedroom 9'3 x 11'1
Bedroom 12'10 x 10'2

Living room 19'6 x 15'2
Workshop 10'9 x 14'9
Workshop 12'0 x 14'9
Bathroom 4'9 x 8'0
Dining room 7'2 x 14'6