



# 415 Poets Trail Drive Nanaimo British Columbia

\$949,900

Located in the desirable, family-friendly Hawthorn Neighbourhood, This 3 bed 2 bath rancher boasts lovely craftsman style details. Engineered hardwood flooring runs throughout the main living spaces. The semi-open living room is a cozy place to relax with a feature gas fireplace. The kitchen has a sit at peninsula, stainless steel appliances and is open to the dining room with stunning views of Mt. Benson and vaulted ceilings. There is also an open den/flex space for working from home, crafting or to use as an additional eating nook. The spacious master suite features double french doors opening out to the private back porch, perfect for early morning coffee. Additional features include a spacious walk-in closet with access to a deep 5 foot height crawl space, perfect for storage. The 5 piece master ensuite includes a double vanity, stand alone shower and a deep soaking tub. The other 2 bedrooms are separated with the front room offering vaulted ceilings and lots of natural light. Enjoy the neighbourhood from the wrap-around veranda. The fenced back yard has a gazebo, hot tub and easy care rockscape with perennial plants. The heated, detached, double garage has a workbench, and plenty of storage for your hobbies. additional features include a heat pump to keep you warm in the winter and cool in the summer, as well as an irrigation system for the front lawn. Located on The Great Trail the double wide sidewalk offers a landscaped boulevard maintained by the city. Walking distance to VIU, NDSS, Fairview Elementary School, NAC & NIC, Buttertubs Marsh, Bowen Park and the local playground. Close to public transit and a few minutes drive from shopping and other amenities. (id:6769)

Living room 16'1 x 13'1

Kitchen Measurements not available x 12 ft

Dining room 13 ft x Measurements not available

Den 13'1 x 8'7

Laundry room 9'6 x Measurements not available

Ensuite 5'0 x 6'6

Primary Bedroom 14'4 x 11'11

Bedroom 11'10 x 9'5

Bathroom 4-Piece

Bedroom 10'11 x Measurements not available

Entrance 7'1 x 6'6

Listing Presented By:



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