



# 775 Southland Way Nanaimo British Columbia

\$999,900

Perched on a picturesque 0.20-acre lot on a no-through road overlooking the Oak Hill Estates neighbourhood, this custom-built west coast home enjoys distant ocean views and easy access to walking trails, recreation, and schools including VIU, while shopping and all other amenities are conveniently located a short drive away. Attention to detail is evident throughout this well-designed home which boasts 2,867 sqft of tastefully finished living space with a well-thought-out floor plan offering 4 beds + an office, 3 baths, and a 322 sqft bonus room above the garage with plumbing already roughed in which enhances the potential for this space. A charming covered porch provides passage to the front door and through to the main floor, a bright and airy space with vaulted ceilings, and an open-concept living room, dining area, and kitchen, ideal for entertaining or spending time together. A stone-clad fireplace takes centre stage in the living room while the well-appointed kitchen with adjoining dining area and access to the patio and backyard will be the perfect place for family and friends to gather both inside and out. The laundry room is conveniently located off the kitchen and provides easy access to the attached double garage and to the bonus room above while rounding off the main floor and located off the foyer is an office and the primary suite. A tranquil space to unwind at the end of a long day, the primary bedroom boasts direct access to the covered porch and to a 4-piece ensuite and walk-in closet, while the upper level offers the growing or extended family 3 bedrooms and a bathroom. With wood siding and mature landscaping completing the quintessential west coast look, this custom-built home on a park-like setting is the ideal package that should be seen to be fully appreciated. Act now to avoid disappointment! Data and measurements have been provided by P...

**Bedroom** Measurements not available x 13 ft

**Bedroom** Measurements not available x 13 ft

**Bedroom** 13' x 13'

**Bathroom** 4-Piece

**Entrance** 11' x 11'

**Office** 7'11' x 12'11'

**Dining room** Measurements not available x 13 ft

**Kitchen** Measurements not available x 13 ft

**Laundry room** 14'8' x 9'3'

**Bathroom** 4-Piece

**Primary Bedroom** 16'0' x 16'0'

**Garage** 16'0' x 16'0'

Listing Presented By:



Originally Listed by:

Royal LePage Nanaimo Realty  
(NanIsHwyN)

<http://www.jahelkarealestategroup.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Living room 16'7 x 15'11

Ensuite 4-Piece

Bonus Room 23'4 x 18'5