



212 Arrow Way

212 Arrow Way Nanaimo British Columbia

\$1,249,900

View, Location, View! This over 3,400 sq ft home with 5 bedroom, 3.5 bathrooms was designed around the large .54 acre lot it sits on to best take advantage of the panoramic views of Departure Bay, the boats on the harbour, Newcastle Island, Mount Benson and all the city lights. Enjoy the incredible views from almost every room of this immaculately maintained & updated home located at the end of a private & quiet road. Lovely bright front entry to welcome your guests. With 3 bedrooms, 2.5 baths on the main floor, family & living room, bright kitchen and separate dining room this home has everything you could want. Drive right up to the front door to unload groceries. Family, dining and living rooms all lead out to a nice deck with awning & newer Duradek to sit & enjoy the nature all around you. Large laundry/mud room on this floor. The main floor has 3 ductless heat pump heads for heating & cooling (baseboard heaters as back up). You can live entirely on the main floor should you want to! Downstairs has its own entrance & features a family room, 2 bedrooms and a full bathroom (with sauna as is), sunroom with small deck, pantry plus more. Most of the lower level is over a crawl space so putting in a kitchen for a suite or an air B&B would be possible- see City of Nanaimo for details. The oversized attached double garage has a workbench plus enough space for an artist studio or workshop area too (with sink). Two driveways. At the top of the property is a fenced in area used as a dog run but would be a nice kids play area too. Mature landscaping already in place with a sprinkler system to make watering easy. The newer natural gas furnace services the lower floor only plus a ductless heat pump for cooling & heating. Roofing replaced in 2019. 200 Amp service with a sub-panel in place. See documents tab for details of the upgrades and features of the home. All the hard wo...

- Pantry 16'9 x 7'6
- Exercise room Measurements not available
- Workshop 9'7 x 18'8
- Storage 9'2 x 44'5
- Sunroom 10'6 x 10'6
- Bathroom 4-Piece
- Bathroom 2-Piece
- Laundry room 9'3 x 13'9
- Bathroom 4-Piece
- Bedroom 9'11 x 9'11
- Bedroom 10'0 x 10'0
- Ensuite 3-Piece

Listing Presented By:



Originally Listed by:
Royal LePage Nanaimo Realty
(NanIsHwyN)

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Bedroom 10 ft x Measurements not available

Bedroom 10 ft x Measurements not available

Recreation room 23 ft X 26 ft

Kitchen 17 ft x Measurements not available

Primary Bedroom 14 ft x Measurements not

available

Living room 14 ft x Measurements not available

Dining room 17 ft x Measurements not available