



## 2359 Gould Road Nanaimo British Columbia

\$1,098,000

The Ultimate South Nanaimo Custom Home! Perfectly situated on a spacious .25 acre corner lot in South Nanaimo's Cedar area you'll find this architecturally designed 1649 sqft 3 Bed/2 Bath Contemporary Executive Rancher, meticulously crafted to be net positive energy-efficient. Built in 2021, this home generates surplus energy, earning credits from BC Hydro - imagine, not just freedom from energy bills, but extra income! This newly constructed modernist gem features a seamless one-level layout, luxurious fixtures, and finishes, abundant space for family or entertaining, a large patio, and an expansive sun-drenched yard. Its prime location offers easy access to Nanaimo Airport, Vancouver Island University, shopping, Hemer Provincial Park, beautiful beaches, lakes, and trails. Step through the glass-paneled entry door into a welcoming foyer with ample storage. The open concept Kitchen/Living/Dining Room boasts polished concrete flooring, soaring ceilings with clerestory windows, and a mini-split heat pump for year-round comfort. The Living Room features a sleek electric fireplace and a custom feature wall with ambient LED lighting. The Chef's Kitchen is a culinary delight, equipped with high-end stainless steel appliances, quartz countertops, and ample storage. The adjacent Dining Room opens to a covered patio and a spacious backyard with southern, eastern, and western exposure - perfect for outdoor living and entertaining. The Primary Bedroom Suite is a tranquil oasis with vaulted ceilings, patio access, and a spa-inspired ensuite with heated floors, a dual vanity, and a walk-in shower. Two additional bedrooms offer comfort and versatility, while the Main Bath impresses with its modern amenities. Extra features include a 467 sqft Garage with a Storage/Workshop area and smart technology. Great location that is very convenient to all of your daily needs and a host of ...

Storage 11'8 x 3'8

Primary Bedroom 10'2 x 15'2

Bathroom 4-Piece

Bedroom 7'3 x 13'2

Kitchen 22'0 x 12'0

Great room 23'6 x 13'2

Bathroom 3-Piece

Bedroom 10'2 x 13'2

Entrance 12'5 x 8'0

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Royal LePage Parksville-Qualicum  
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Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)