



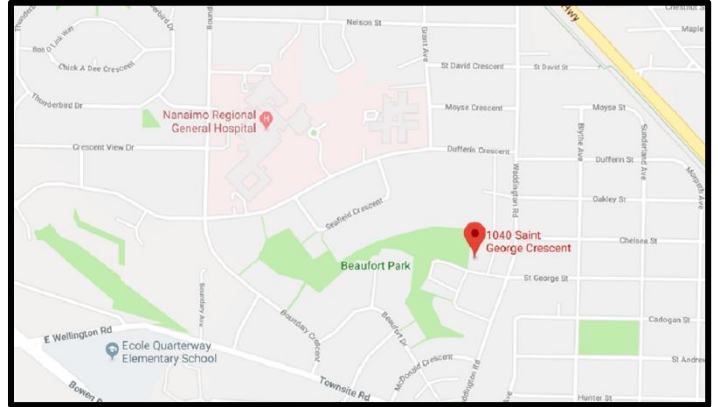
**A BUILDER
YOU CAN TRUST**

- ✓ exceptional value
- ✓ impressive design
- ✓ quality construction

1040 ST. GEORGE CRESCENT

Hospital District – House with 2 Bedroom Suite

listed at **\$564,000** *GST FREE*



Property Highlights

Living Space	± 1,825 sqft
Lot Size	± 9,464 sqft
Year Built	Renovated w/ home warranty
Bedrooms	5 (3 main and 2 bedroom suite)
Bathrooms	3 full (2 main and 1 in suite)
Heating	Electric
Outdoor Deck	10x12' – all new
Appliances	Stainless Whirlpool & Samsung
Landscape/Blinds	Included
Parking	RV, guest and tenant parking

Neighbourhood Highlights

Schools	Les Petits Pre-school	0.3 km
	Discover Montessori	0.2 km
	Ecole Elementary	1.6 km
	Nanaimo Secondary	3.6 km
Parks	Beaufort	0.1 km
	Bowen	1.7 km
	Beban	3.5 km
Medical	Bayview Medical	1.6 km
	Regional Hospital	0.6 km
Pharmacy	RX Ram	1.4 km
Shopping	Brooks Landing	1.4 km
Groceries	Save-On-Foods	1.2 km
Banks	BMO	1.3 km
	TD Trust	1.9 km

Nanaimo MLS Listing ID: 442688 

Contact Us:

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See our **YouTube** video and learn more about Row Homes at:

www.SunPorchHomes.com

Features List...

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Property Description

Address	1040 St. George Crescent, Nanaimo B.C.
PID	039-771-121
Lot Size	±9,464 ft ² (879.2m ²)
House Size	±1,825 ft ² (169.5m ²)
Living Space	Main House is ±1,183 ft ² and Legal Secondary Suite ±642 ft ²

Item Description

1. Home Warranty	balance of Home Warranty Protection without the cost of GST!
2. Address Sign	floating nickel house numbers
3. Appliances - Main House	<ul style="list-style-type: none">❖ kitchen appliances are electric - stainless Whirlpool❖ built-in ice maker in the freezer❖ washer & dryer by Frigidaire❖ dishwasher, microwave/exhaust fan, fridge/freezer, oven/stove top
4. Appliances - Authorized Suite	<ul style="list-style-type: none">❖ kitchen appliances are Frigidaire/Whirlpool stainless❖ washer & dryer by Frigidaire❖ dishwasher, microwave/exhaust fan, fridge/freezer, over/stove top
5. Bathroom Accessories	Kohler towel racks, toilet paper holder included
6. Bathroom Mirrors	included
7. Bathroom Tap-sets	Grohe
8. Blinds (Windows)	included in main house and secondary suite
9. Christmas Light Plug	plug located near roof line with its own on/off switch
10. Closet Shelving - Bedrooms	hanger rod and top wire shelf
11. Countertops	post-form laminate throughout home
12. Driveway & Side Walks	new concrete with aggregate finish
13. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
14. Flooring	<ul style="list-style-type: none">❖ German-made 10mm laminate flooring throughout❖ tile flooring in all three bathrooms
15. Heating	electric baseboards throughout home
16. Hot Water Tank	two 48 gallon tanks (8-year warranty)
17. Hydro Electric Power Meters	two power meters (total is 200 amp service)
18. Kitchen Backsplash	<ul style="list-style-type: none">❖ main kitchen's splash is made from white glass tile❖ suite's kitchen splash is made from ceramic tile
19. Kitchen Cabinets	<ul style="list-style-type: none">❖ made by Merit Kitchens, famous for good quality❖ maple wood doors with melamine cases❖ soft-closing drawers❖ cabinet hardware [knobs] included❖ crown moulding, trims & under cabinet lighting
20. Sinks & Faucets	Blanco sinks, main kitchen's faucet is Kohler, suite's kitchen is Moen
21. Landscaping	<ul style="list-style-type: none">❖ the front yard is low-maintenance with a glacier rock theme❖ raised topsoil backyard & concrete patio

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22. Light Fixtures	<ul style="list-style-type: none"> ❖ name brand Progress Lighting & DVI 3-light flush mount ❖ interior stair accent lighting by WAC ❖ LED Motion nightlight in the main bathroom
23. Light Dimmer Switches	smart technology Maestro LED digital dimmers
24. Outside Deck	10x12' with stairs to 1st floor, complete with new railings
25. Parking and Driveway	<ul style="list-style-type: none"> ❖ new aggregate concrete driveway for RV parking ❖ ample parking for guests and/or tenants
26. Siding	<ul style="list-style-type: none"> ❖ premium grade, low maintenance Sequoia Select by Gentek ❖ extensive use of exterior wood trim
27. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
28. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
29. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
30. Wall Safe	keep your valuables safe and secure

**1040 St. George is covered by Pacific Home
Warranty's RenoPro - learn more at:
www.progwar.com**



RenoPro is designed to specifically protect you if you are renovating your home. The RenoPro symbol represents excellence and assures you that your RenoPro Contractor has met high standards of accountability in the areas of finance, construction, and customer satisfaction. You and your family can feel confident and secure with the protection you get from RenoPro.

DOING
RIGHT
BY YOU

1 Year
Materials + Labour Warranty

2 Year
Mechanical Systems

5 Year
Structural Defect Warranty

\$100,000
Total Policy Limit



The materials, specifications, details, dimensions and floorplans set out in this Features List are approximate and subject to change without notice in order to comply with building site conditions, municipal, structural and Seller and/or architectural requirements. The Seller reserves the right to amend the sizes, features and design of the Property without notice .
29-Jun-18

Features & Floor Plans...

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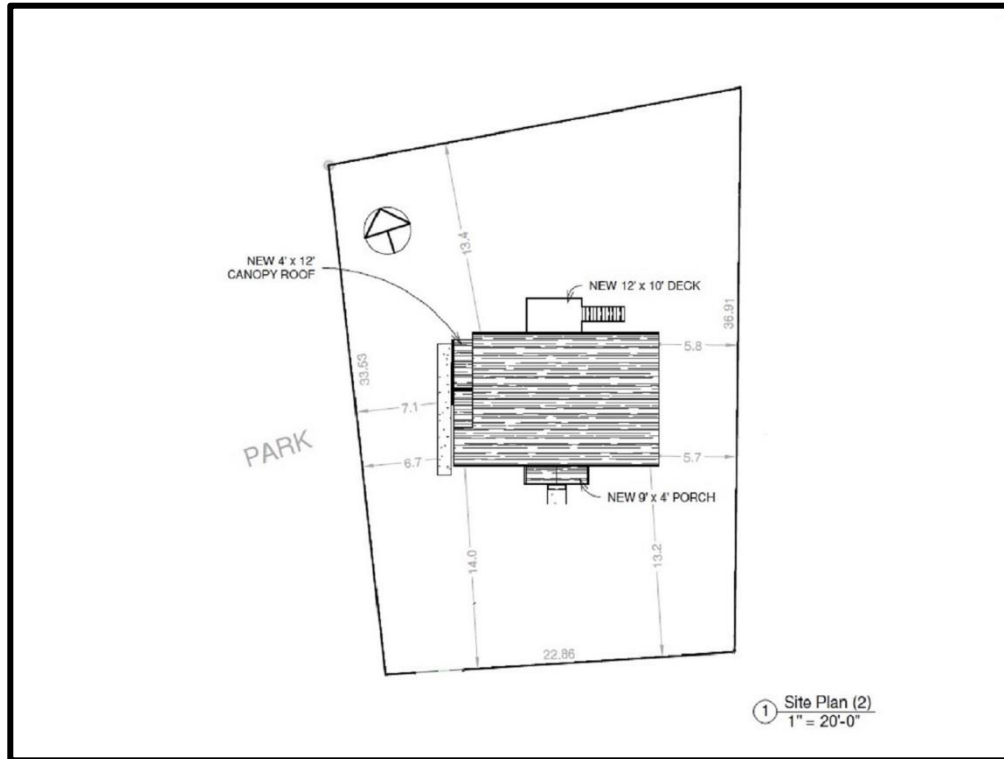


1040 St. George Crescent, Nanaimo

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**SUN PORCH
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Sun Porch Homes is a *Certified Living Wage Employer*
Learn more at LivingWageForFamilies.ca

living wage employer

We are proud of our memberships and certifications:

- BBB ACCREDITED BUSINESS
- Homeowner Protection Office
- CHBA BC CERTIFIED RESIDENTIAL BUILDING COMPANY
- 2-5-10 Year Warranty
- CHBA BC MASTER RESIDENTIAL BUILDER
- Pacific HOME WARRANTY
- CHBA BC CERTIFIED HOUSING PROFESSIONAL
- CHBA Member Canadian Home Builders' Association
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- GREATER NANAIMO CHAMBER OF COMMERCE BETTER COMMUNITY THROUGH BETTER BUSINESS

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