



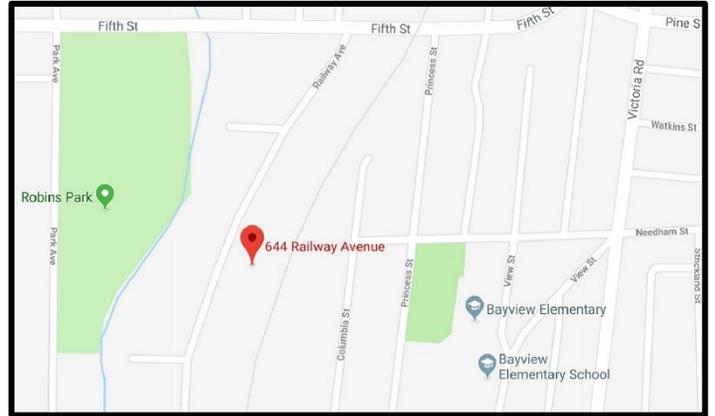
**A BUILDER
YOU CAN TRUST**

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

644 RAILWAY Ave.

Unit B ➤ University District

listed at **\$429,900** plus GST



Property Highlights

Living Space	Unit B ±1,613 ft ²
Lot Size	± 6,001 ft ²
Year Built	2018 (2-5-10 home warranty)
Bedrooms	4 (master with walk-in closet)
Bathrooms	2 full, 1 powder
Heating	Electric with ventilation system
Skylights	Two in upstairs' hallway
Appliances	Stainless Whirlpool & Samsung
Landscape/Blind	Included
Parking	One car garage c/w EV charging

Neighbourhood Highlights

Schools	Jolly Giant Daycare	1.8 km
	Bayview Elementary	0.4 km
	Nanaimo Secondary	3.7 km
	Vancouver Isl. University	2.2 km
Parks	Robins Park	0.2 km
	Colliery Dam Park	1.6 km
	The Parkway Trail	1.9 km
Medical	Medical Arts	0.8 km
	Regional Hospital	5.2 km
Pharmacy	Shoppers Drugs	0.5 km
	London Drugs	1.8 km
Groceries	Quality Foods	0.5 km
Banks	TD Canada Trust	1.2 km
	Scotiabank	1.3 km

Nanaimo MLS Listing ID: 448275 

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	Unit B - 644 Railway Ave., Nanaimo B.C.
PID	030-568-692
Lot Size	±6,001 ft ² (557.5 m ²) - strata zoning R4 (duplex)
House Size	Unit B is 1,613 ft ² (153.5m ²)
Car Parking	One car attached garage 241 ft ² c/w EV charging roughed-in



Item	Description
1. Address Sign	floating brushed nickel numbers
2. Air Exchanger	included
3. Appliances Included	<ul style="list-style-type: none">❖ Whirlpool stainless stove❖ ice maker in the fridge❖ washer & dryer by Samsung with steam wash & dry technology❖ dishwasher, exhaust fan, fridge/freezer, oven/stove top
4. Backsplash - Ceramic	<ul style="list-style-type: none">❖ kitchen's backsplash is first-quality grade ceramic by Daltile❖ bathroom counters also complete with ceramic backsplash
5. Bathroom Accessories	Kohler towel racks, toilet paper holder included
6. Bathroom Mirrors	included
7. Bathroom Tap-sets	Grohe
8. Blinds (Windows)	window blinds included in all the bedrooms
9. Cat-5 Wiring	roughed-in
10. Ceiling Fan	included in Master bedroom with speed control
11. Ceiling Height	9' on main floor and 8' on the upper floor
12. Christmas Light Plug	plug located near roof line with its own on/off switch
13. Closet Doors	all doors are trouble-free swing doors with hinges - and look great!
14. Closet Shelving - Bedrooms	hanger rod and top wire shelf
15. Closet Shelving - Master	deluxe adjustable smart storage system - love your closet space!
16. Closet Shelving - Laundry	top wire shelf above the washer and dryer
17. Countertops	post-form laminate throughout home
18. Door Bell	illuminated button with brass construction
19. Door (Front)	easily rekeyed anytime you want, quality from Kwikset
20. Driveway & Side Walks	concrete finish with aggregate
21. Ensuite Countdown Timer	control humidity with this energy-saving exhaust fan controller
22. Ensuite Radiant Heating	radiant floor heating under the floor tile, controls by Honeywell
23. Fireplace	electric fireplace & mantel
24. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
25. Flooring	<ul style="list-style-type: none">❖ German-made 10mm laminate flooring throughout❖ tile flooring in all four bathrooms & front foyer (main)
26. Hallway Niche	accent lighting and wall switch
27. Heating	electric baseboard complete with digital controlled thermostats

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28. Garage - attached (one-car)	<ul style="list-style-type: none">❖ completely finished with drywall and paint❖ 220 volt electric vehicle charging station - roughed-in❖ opener c/w two handheld remotes + outside keyless entry pad
29. Hot Water Tank	60 gallon tank (8-year warranty)
30. Hydro Electric Power Meter	each home has its own meter, 100 amp service & breaker panel
31. 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
32. Kitchen Sink & Faucets	❖ kitchen's sinks by Blanco, faucet by Moen (lifetime warranty)
33. Landscaping	<ul style="list-style-type: none">❖ the front yard is low-maintenance with a glacier rock theme❖ the backyard is top soil❖ fencing - three sides of backyard with one gate
34. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
35. Light Fixtures	<ul style="list-style-type: none">❖ name brand Progress Lighting & DVI 3-light flush mount❖ premium light and ceiling fan in master (Casa Vieja)❖ interior stair accent lighting by WAC❖ over the kitchen sink, LED spot lighting❖ LED motion nightlight in the Ensuite bathroom
36. Showers	showers include glass doors, tub/shower combination is rod only
37. Siding & Soffits	<ul style="list-style-type: none">❖ premium grade Gentek siding known as "Sequoia Select"❖ Craftsmans style look with soffit's airflow perforations hidden
38. Skylight (two)	two skylights on each floor gives you lots of natural light
39. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
40. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
41. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
42. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
43. Vacuum System	roughed-in
44. Wall Safe	keep your valuables safe and secure
45. Windows	<ul style="list-style-type: none">❖ windows by Starline windows, famous for good quality❖ front windows c/w craftsman style window grills❖ Smartglass™ low-emissivity, high energy efficient glass❖ window track removable for easy window cleaning❖ bug screens for windows included



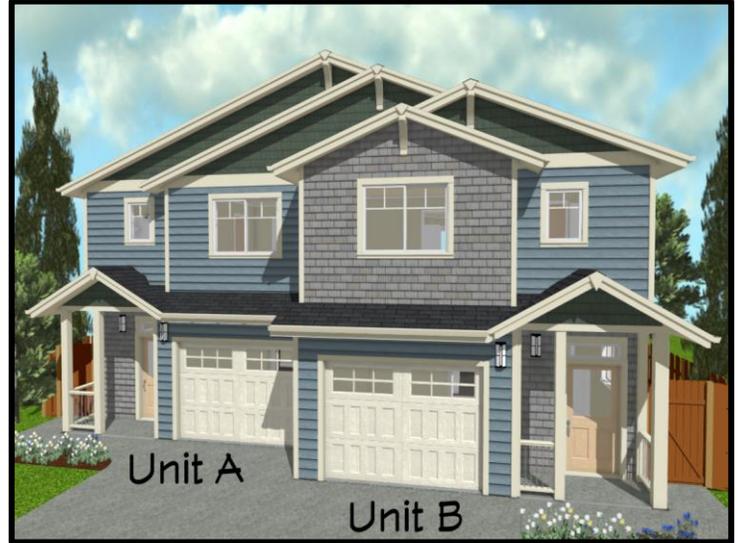
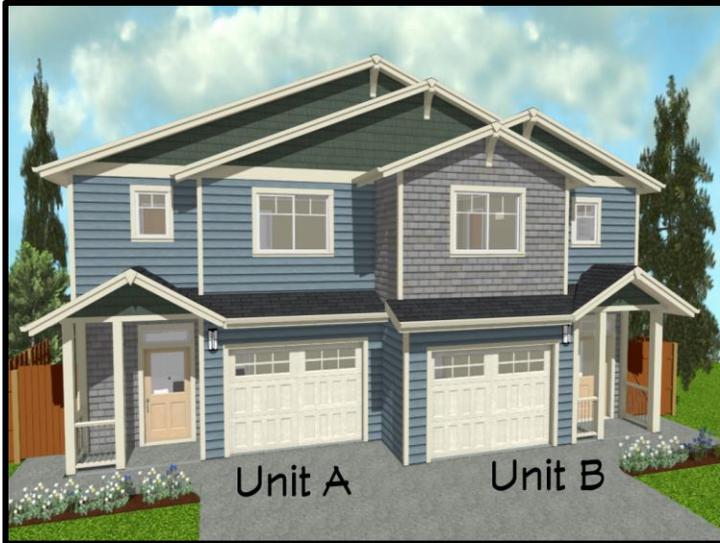
The materials, specifications, details, dimensions and floorplans set out in this Features List are approximate and subject to change without notice in order to comply with building site conditions, municipal, structural and Seller and/or architectural requirements. The Seller reserves the right to amend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

7-Sep-18

Features & Floor Plans...

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644 Railway Ave., Nanaimo



DID YOU KNOW? Most non-custom home builders use inexpensive 2x10" lumber for its floor joists. Instead of using the common 2x10", as part of Sun Porch Homes' dedication to quality construction, we use a high-performance engineered floor system known as an I-joist. Although the material cost is more than double, I-joists are a special high-end engineered product, which strengthens your floor so its less likely to bow, twist or spit, compared to conventional budget-minded 2x10". I-joists' dimensional soundness and little or no shrinkage help eliminate squeaky floors.

Sun Porch Homes delivers to our home buyers Exceptional Value, Impressive Design and Quality Construction.

Learn More!

www.SunPorchHomes.com

LIVE RENT FREE

Free Rent While We Build Your Dream Home!

Sold your current home but we are still building your new home? Moving can be a stressful time for families. At Sun Porch Homes, we get it. We understand that sometimes dates just don't align perfectly between closing on your current home and moving into your Sun Porch brand-new, quality-built home.

Where will you live in the mean time?

If you decide to purchase a new home from us, we offer you a few great benefits that differentiate us from other builders in the Nanaimo area. Thirty days before your expected move-in date, you can stay RENT FREE.....WE PAY THE UTILITIES TOO...at one of our Company's newly renovated and centrally located properties:

- These units are "Move-in Ready" fully furnished with a full compliment of new stainless-steel appliances (+ dishwasher, private laundry & more)
- There is even a natural gas BBQ for year-round dinning!
- We have three units - a 3 bedroom/2bath great for larger families, a 2 bed/1bath and a bachelor/1bath suite
- Small pets are welcome too!



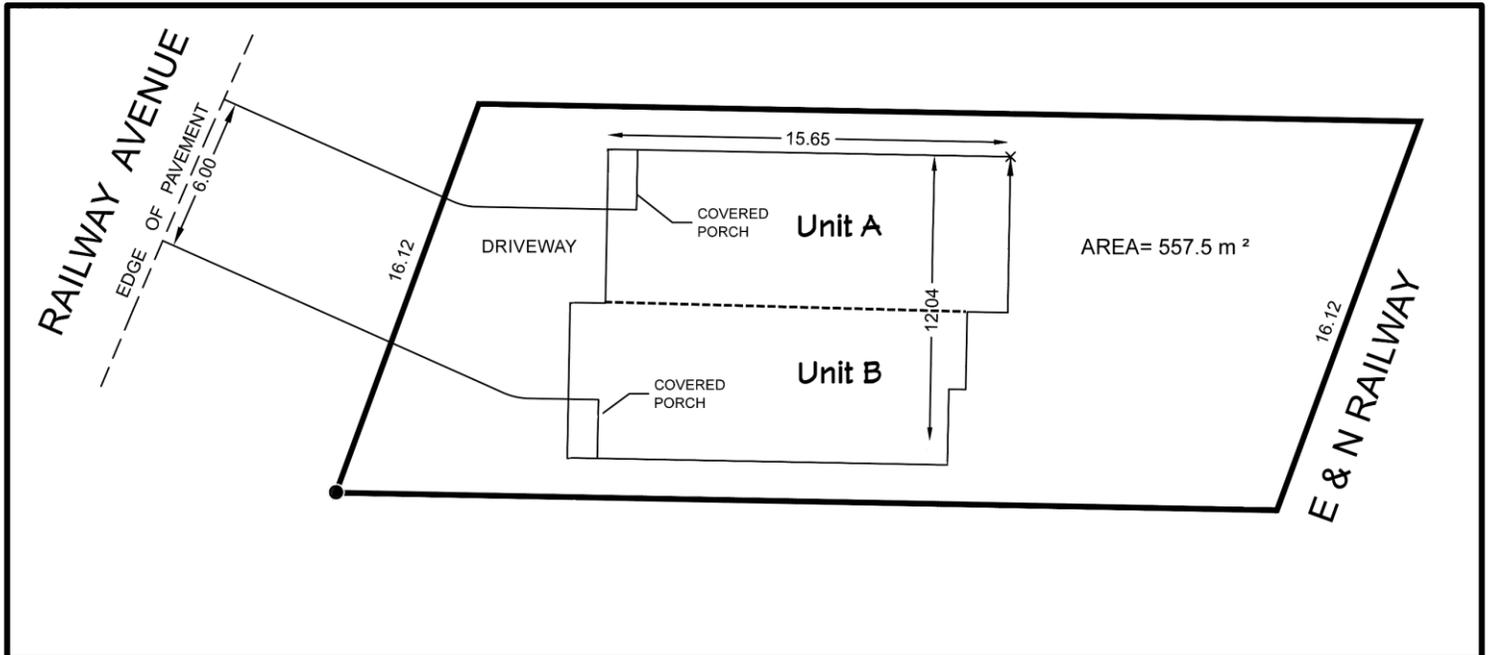
We want to take the stress out of moving, settling your family in a new community, and all the logistics and costs associated with moving into your new home.

It's time to focus on your future and leave your rent to us.

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**SUN PORCH
HOMES LTD.**

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
- Canadian Home Builders' Association
- CHBA Member
- CHBA BC CERTIFIED RENOVATION PROFESSIONAL
- GREATERT NANAIMO CHAMBER OF COMMERCE

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