



**A BUILDER  
YOU CAN TRUST**

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

**LIVE RENT FREE**  
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### Property Highlights

<b>Living Space</b>	± 2,719 sqft (c/w 2 bed suite)
<b>Lot Size</b>	± 5,086 sqft
<b>Year Built</b>	2019 (2-5-10 home warranty)
<b>Bedrooms</b>	6 + Flex Room
<b>Bathrooms</b>	4 full
<b>Heating</b>	Electric with ventilation system
<b>Covered Deck</b>	± 14x6.5' (± 92 sqft)
<b>Appliances</b>	Stainless Whirlpool & Samsung
<b>Landscape</b>	Included
<b>Detached Garage</b>	2 car garage c/w EV rough-in

Nanaimo MLS Listing ID: 450963

**Contact Us:**

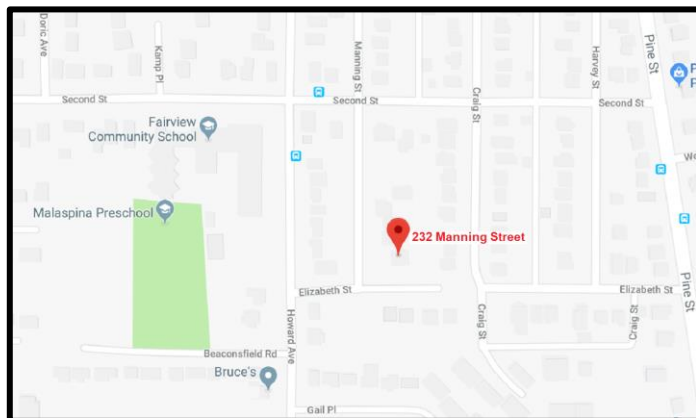
Ms. Kelly Whitton (RE/MAX Nanaimo)

Phone 250.933.5333  [kelly@vihomes.ca](mailto:kelly@vihomes.ca)



## **232 Manning Street**

– University District –  
New Home with 2 Bed Suite  
listed at **\$629,900** plus GST



### Neighbourhood Highlights

<b>Schools</b>	Malaspina Pre-school	0.1 km
	Fairview Elementary	0.1 km
	Nanaimo Secondary	1.0 km
	Vancouver Isl. University	1.5 km
<b>Parks</b>	Bowen Park	1.1 km
	Third Street Park	1.1 km
	Downtown waterfront	2.0 km
<b>Medical</b>	Medical Arts	2.0 km
	Regional Hospital	3.4 km
<b>Pharmacy</b>	Shoppers Drug Mart	0.9 km
	RX Ram	3.2 km
<b>Groceries</b>	University Mall	0.9 km
<b>Banks</b>	Royal Bank of Canada	1.6 km
	Credit Union	2.0 km



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

[www.SunPorchHomes.com](http://www.SunPorchHomes.com)

# Features List...

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Property Description	
Address	232 Manning Street, Nanaimo B.C.
PID	000-172-383
Lot Size	±5,086 ft <sup>2</sup> (472.5 m <sup>2</sup> )
House Size	±3,152 ft <sup>2</sup> (292.8m <sup>2</sup> ) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±2,038 ft <sup>2</sup> and Legal Secondary Suite ±681 ft <sup>2</sup>

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

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28. Detached Garage (two-car)	<ul style="list-style-type: none"> <li>❖ completely finished with drywall and paint</li> <li>❖ 220 volt electric <b>vehicle charging station</b> (2) - roughed-in</li> <li>❖ opener c/w two handheld remotes + outside keyless entry pad</li> </ul>
29. Hot Water Tanks	main house is 60 gallons, Suite is 40 gallon tank (8-year warranty)
30. Hydro Electric Power Meter	two power meters (total is 200 amp service)
31. Kitchen Backsplash	kitchen's backsplash is first-quality grade ceramic by Daltile
32. Kitchen Cabinets	<ul style="list-style-type: none"> <li>❖ made by Merit Kitchens, famous for good quality</li> <li>❖ <b>maple wood doors</b> with melamine cases</li> <li>❖ soft-closing drawers &amp; cabinet hardware [knobs] included</li> <li>❖ crown moulding, trims &amp; under cabinet lighting</li> </ul>
33. Kitchen Sink & Faucets	<ul style="list-style-type: none"> <li>❖ kitchen's sinks by Blanco, faucet by Moen (lifetime warranty)</li> <li>❖ wall mounted water <b>pot filler</b> above stove top</li> </ul>
34. Landscaping	<ul style="list-style-type: none"> <li>❖ the front yard is low-maintenance with a glacier rock theme</li> <li>❖ the backyard is top soil</li> <li>❖ fencing - three sides of backyard with one gate</li> </ul>
35. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
36. Light Fixtures	<ul style="list-style-type: none"> <li>❖ name brand Progress Lighting &amp; DVI 3-light flush mount</li> <li>❖ premium light and ceiling fan in master (Casa Vieja)</li> <li>❖ interior stair <b>accent lighting</b> by WAC</li> <li>❖ over the kitchen sink, LED spot lighting</li> <li>❖ LED nightlight in the Ensuite bathroom</li> </ul>
37. Natural Gas	gas stove and <b>BBQ ready</b>
38. Outside Covered Deck	<ul style="list-style-type: none"> <li>❖ 92 ft<sup>2</sup> with mountain views</li> <li>❖ ceiling fan above deck to keep you cool during summer days</li> </ul>
39. Shower Doors	showers include glass doors, tub/shower combination is rod only
40. Siding & Soffits	<ul style="list-style-type: none"> <li>❖ premium grade Gentek siding known as "Sequoia Select"</li> <li>❖ Craftsmans style look with soffit's airflow perforations hidden</li> </ul>
41. Skylight (two)	one in the main kitchen & main hallway
42. Stair Treads - Interior	<b>full laminate</b> (not carpet) for better durability and easy cleaning
43. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
44. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
45. USB Power Plugs	all bedrooms and larger rooms have <b>USB power</b> outlets
46. Vacuum System	roughed-in
47. Wall Safe	keep your valuables safe and secure
48. Windows	<ul style="list-style-type: none"> <li>❖ windows by Starline windows, famous for good quality</li> <li>❖ front windows c/w craftsman style window grills</li> <li>❖ Smartglass™ low-emissivity, high energy efficient glass</li> <li>❖ window track removable for easy window cleaning</li> <li>❖ bug screens for windows included</li> </ul>





# *Features & Floor Plans...*

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## Features & Floor Plans...

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**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!**

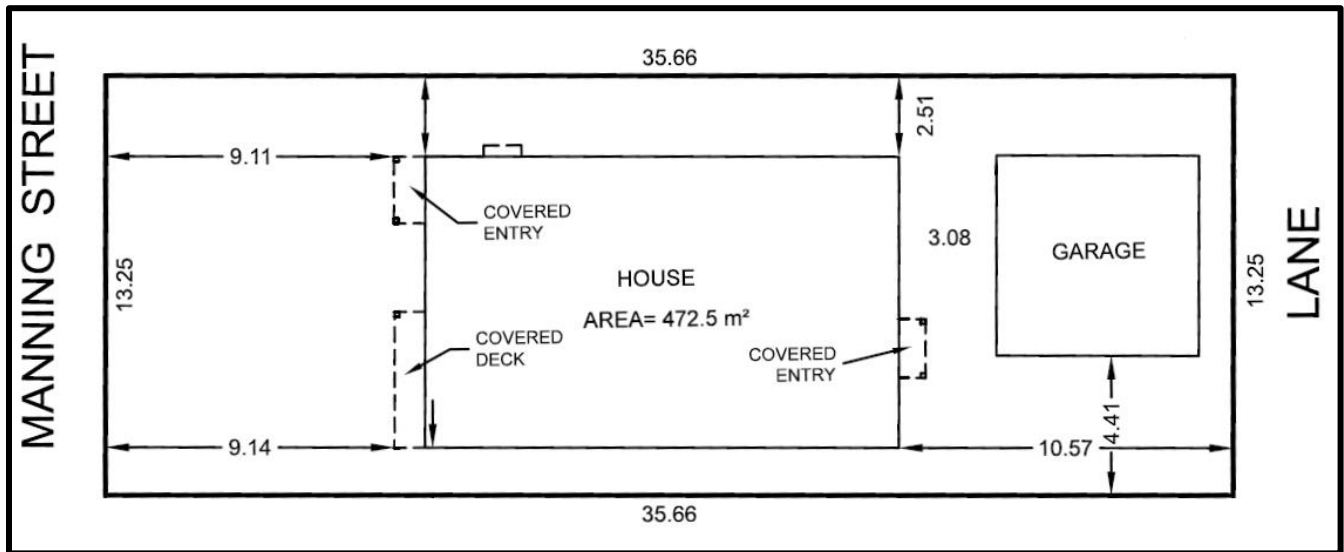
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**Sun Porch Homes** is a *Certified Living Wage Employer*  
Learn more at [LivingWageForFamilies.ca](http://LivingWageForFamilies.ca)

 **living wage employer**

We are proud of our memberships and certifications:












Sun Porch Homes provides 225 in-school meals per month to Nanaimo's children in need!



**Breakfast CLUB of Canada**

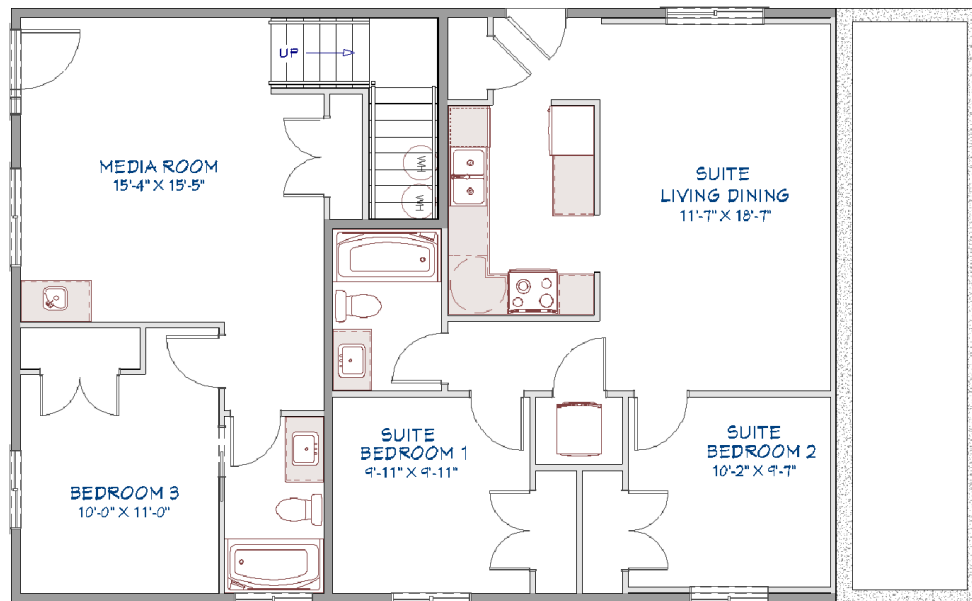
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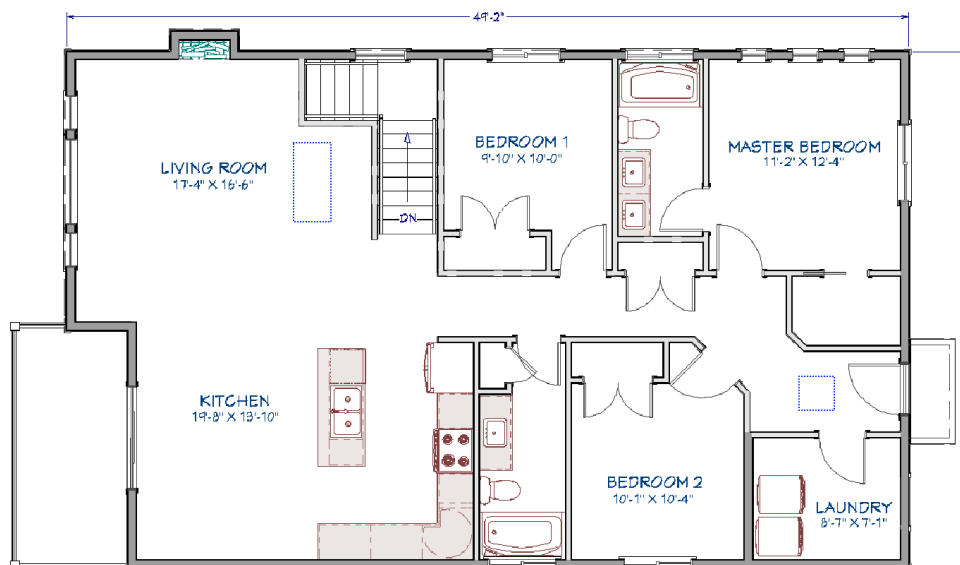
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**Main Floor Plan**  
 Total living area is 1,263 sqft  
 Main living area is 582 sqft  
 Two bedroom suite is 681 sqft  
 Ceiling height is 9' main, 8' suite  
 232 Manning Street, Nanaimo



The materials, specifications, details, dimensions and floor-plans 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.



**Upper Floor Plan**  
 Living area is 1,456 sqft  
 Ceiling height is 9'  
 Outside covered deck is 92 sqft  
 Detached two car garage is 433 sqft  
 232 Manning Street, Nanaimo



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