



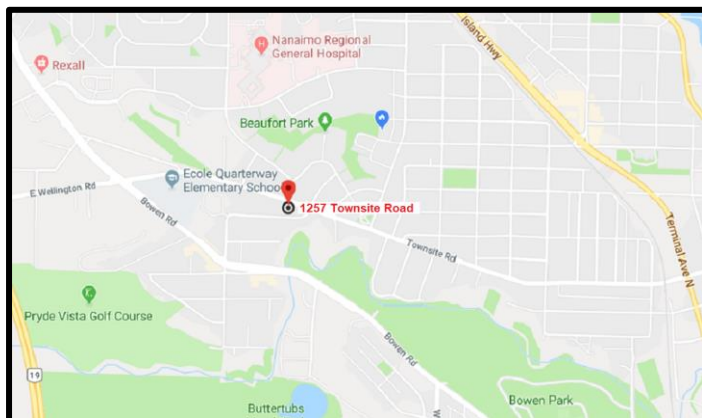
**A BUILDER  
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- ✓ exceptional value
- ✓ impressive design
- ✓ quality construction



## **1257 Townsite Road**

– Hospital District –  
New Home with 2 Bed Suite  
listed at **\$629,000** plus GST



### **Property Highlights**

<b>Living Space</b>	± 2,463 sqft (c/w 2 bed suite)
<b>Lot Size</b>	± 4,739 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>Outside Deck</b>	± 12x12' (± 148 sqft)
<b>Appliances</b>	Stainless Whirlpool & Samsung
<b>Landscape/Blinds</b>	Included
<b>Garage</b>	2 car garage c/w EV rough-in

### **Neighbourhood Highlights**

<b>Schools</b>	Katie's Korner Daycare	1.2 km
	Quarterway Elementary	0.8 km
	Nanaimo Secondary	3.0 km
	Vancouver Isl. University	3.5 km
<b>Parks</b>	Bowen Park	0.2 km
	Beaufort Dog Park	0.3 km
	Caledonia Park	1.8 km
<b>Medical</b>	Medical Arts	3.7 km
	Regional Hospital	0.5 km
<b>Pharmacy</b>	Central Drugs	0.9 km
	Pharma-save	1.3 km
<b>Groceries</b>	Save-On-Foods	2.4 km
<b>Banks</b>	Bank of Montreal	1.9 km
	Royal Bank of Canada	2.1 km

Nanaimo MLS Listing ID: 111111

**Contact Us:**

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

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

# Features List...

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## Property Description

Address	1257 Townsite Road, Nanaimo B.C.
PID	005-763-185
Lot Size	±4,739 ft <sup>2</sup> (470 m <sup>2</sup> )
House Size	±2,876 ft <sup>2</sup> (267.2m <sup>2</sup> ) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±1,845 ft <sup>2</sup> and Legal Secondary Suite ±618 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 Frigidaire</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. 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	8' on the main floor, <b>9' on the upper floor</b>
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 Radiant Heating	<b>radiant floor heating</b> under the floor tile, controls by Honeywell
22. Ensuite Countdown Timer	control humidity with this energy-saving exhaust fan controller
23. Family/Media Room	complete with <b>media room bar sink</b> and counter top for entertaining
24. Fireplace & Mantel	natural gas <b>fireplace &amp; hardwood mantel</b> by Pearl
25. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
26. 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>
27. Hallway Niche	accent lighting and wall switch
28. Heating	electric baseboard complete with <b>digital controlled</b> thermostats

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29. 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>
30. Hot Water Tanks	main house is 60 gallons, Suite is 40 gallon tank (8-year warranty)
31. Hydro Electric Power Meter	two power meters (total is 200 amp service)
32. Kitchen Backsplash	kitchen's backsplash is first-quality grade ceramic by Daltile
33. 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>
34. 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>
35. 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>
36. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
37. 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 motion nightlight in the Ensuite bathroom</li> </ul>
38. Natural Gas	gas stove and <b>BBQ ready</b>
39. Outside Covered Deck	<ul style="list-style-type: none"> <li>❖ 148 ft<sup>2</sup> with outside stairs to back yard, complete with railings</li> <li>❖ ceiling fan above deck to keep you cool during summer days</li> </ul>
40. Shower Doors	showers include glass doors, tub/shower combination is rod only
41. 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>
42. Skylight (three)	one in the main kitchen & suite kitchen, one in suite's bathroom
43. Stair Treads - Interior	<b>full laminate</b> (not carpet) for better durability and easy cleaning
44. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
45. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
46. USB Power Plugs	all bedrooms and larger rooms have <b>USB power</b> outlets
47. Vacuum System	roughed-in
48. Wall Safe	keep your valuables safe and secure
49. 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>



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 .



# Features & Floor Plans...

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**1257 Townsite Road, Nanaimo**



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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.

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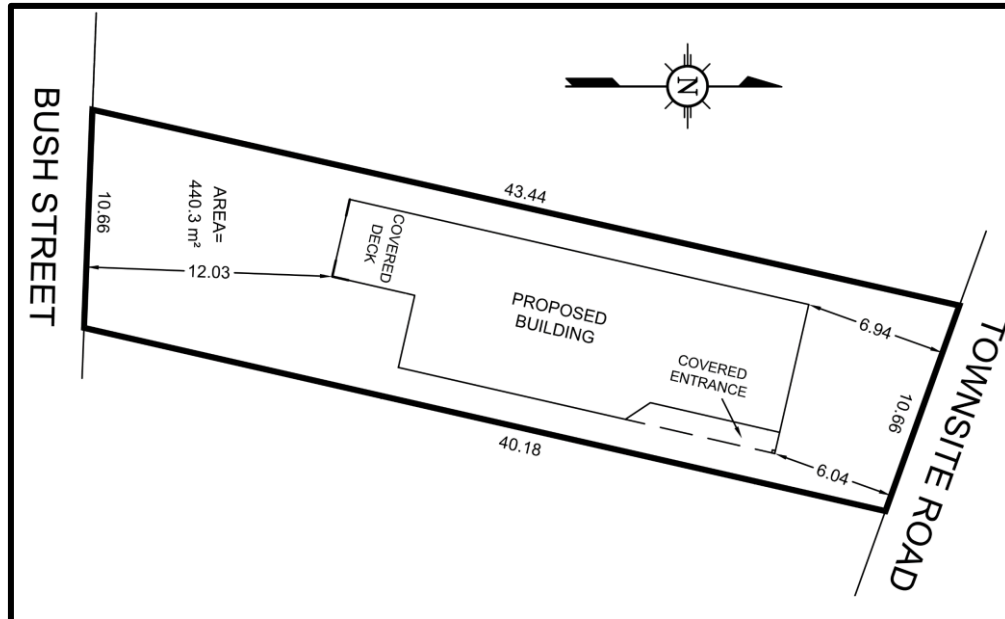
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We are proud of our memberships and certifications:

- 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
- CHBA BC CERTIFIED RENOVATION PROFESSIONAL
- GREATER NANAIMO CHAMBER OF COMMERCE BETTER COMMUNITY THROUGH BETTER BUSINESS

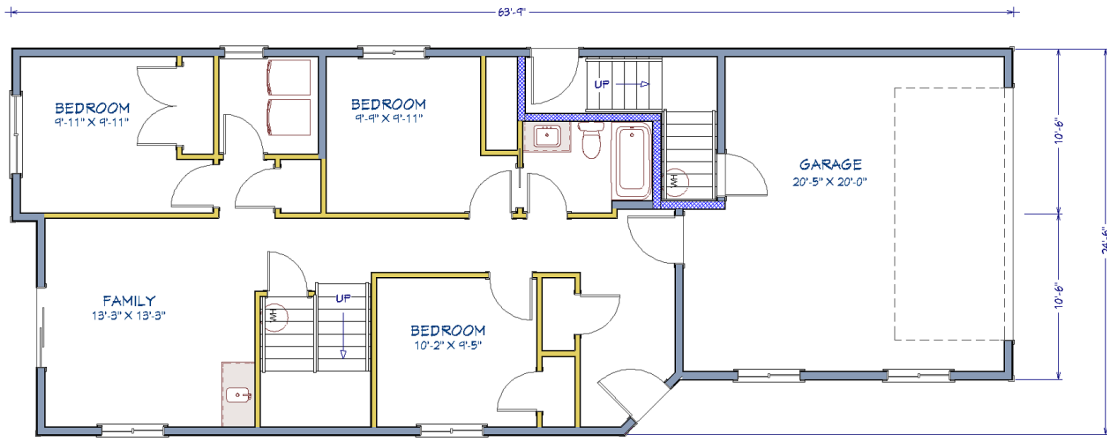
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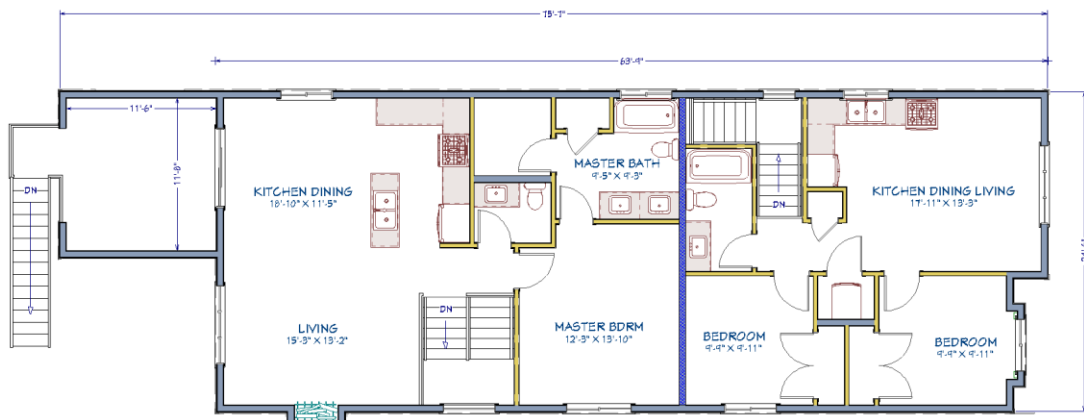
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**Main Floor Plan**  
Main living area is 1,040 sq/ft  
Garage is 413 sq/ft  
1257 Townsite Road, Nanaimo



**Upper Floor Plan**  
Living area is 1,423 sq/ft  
Main living area is 805 sq/ft  
Two bedroom suite is 618 sq/ft  
Ceiling height is 9'  
Outside covered deck is 148 sq/ft  
1257 Townsite Road, Nanaimo

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