



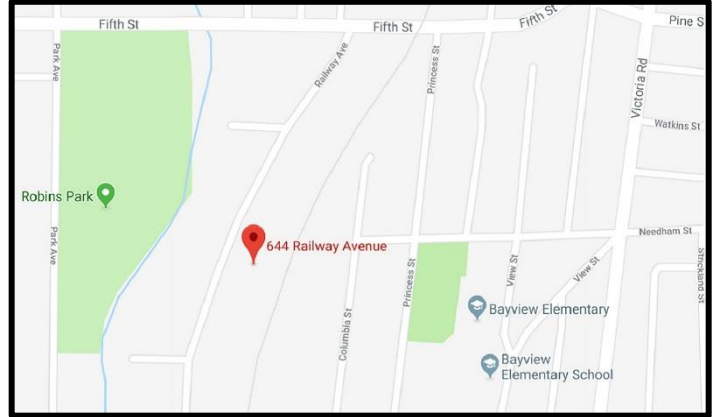
**A BUILDER
YOU CAN TRUST**

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

644 RAILWAY Ave.

Units A & B/University District

listed at **\$459,000** plus GST



Property Highlights

Living Space	Unit A ±1,653 ft ² • 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
Range & BBQ	Natural gas
Appliances	Stainless Whirlpool & Samsung
Landscape/Blind	Included
Parking	Each home has one car garage

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
	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: 437657 

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 A & B - 644 Railway Ave., Nanaimo B.C.
PID	007-213-174
Lot Size	±6,001 ft ² (557.5m ²) - strata zoning R4 (duplex)
House Size	Unit A is ±1,653 ft ² (149.8m ²), 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 with natural gas 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 the 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. Ensuite Radiant Heating	radiant floor heating under the floor tile with controls by Honeywell
21. Side Walks & Driveway	concrete finish with aggregate
22. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
23. Flooring	<ul style="list-style-type: none">❖ German-made 10mm laminate flooring throughout❖ tile flooring in all four bathrooms & front foyer (main)
24. Hallway Curio	accent lighting and wall switch

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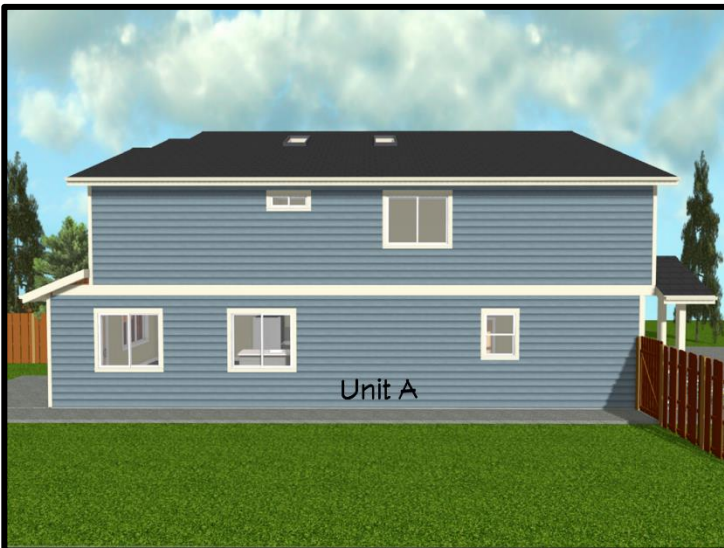
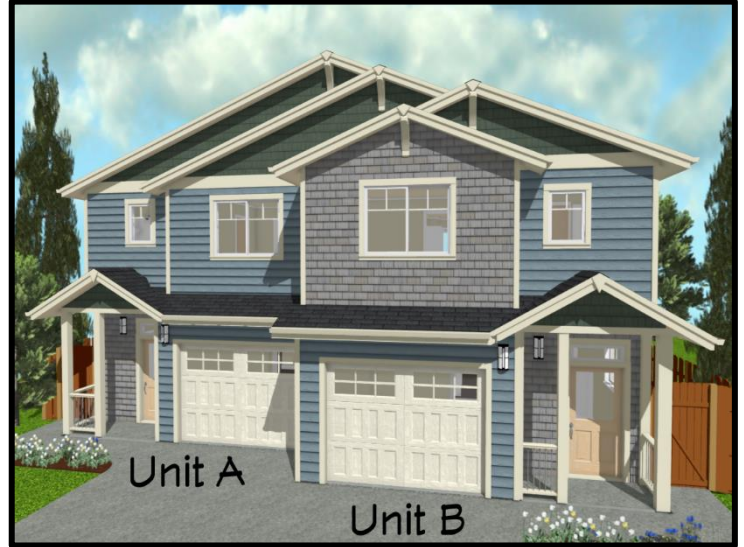
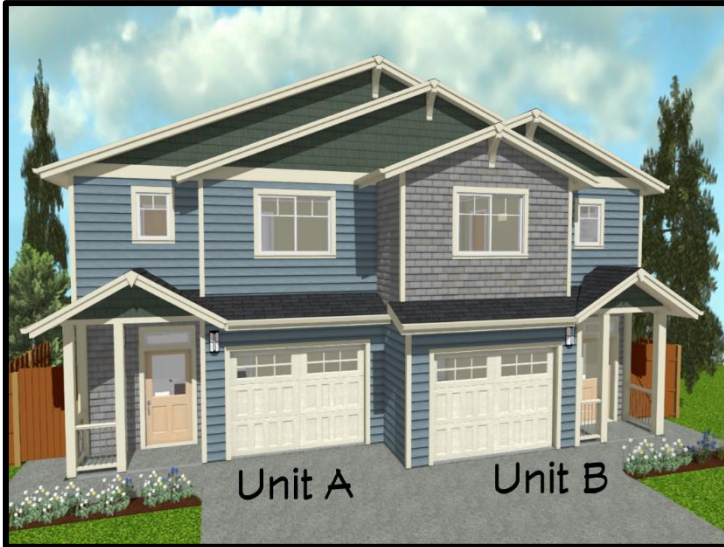
25. Garage - attached (one car)	<ul style="list-style-type: none">❖ completely finished with drywall and paint❖ 220 volt electric vehicle charging station - roughed-in❖ opener c/w two handheld remotes + outside keyless entry
26. Heating	electric baseboard complete with digital controlled thermostat
27. Hot Water Tank	48 gallon tank (8-year warranty)
28. Hydro Electric Power Meter	each home has its own meter, 100 amp service and breaker panel
29. 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
30. Kitchen Sink & Faucets	kitchen's sinks by Blanco and faucet by Moen (lifetime warranty)
31. Landscaping	<ul style="list-style-type: none">❖ the front yard is low-maintenance with a glacier rock theme❖ the backyard is top soil and lawn seed❖ fencing - three sides of backyard with one gate
32. 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)❖ over the kitchen sink, LED spot lighting❖ LED motion nightlight in the Ensuite bathroom
33. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
34. Natural Gas	gas stove and BBQ rough-in
35. Showers	showers include glass doors, tub/shower combination is rod only
36. Siding	premium grade Gentek siding known as "Sequoia Select"
37. Skylight	upper floor has one skylight
38. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
39. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
40. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
41. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
42. Vacuum System	roughed-in
43. Wall Safe	keep your valuables safe and secure
44. Windows	<ul style="list-style-type: none">❖ casement widows 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



Features & Floor Plans...

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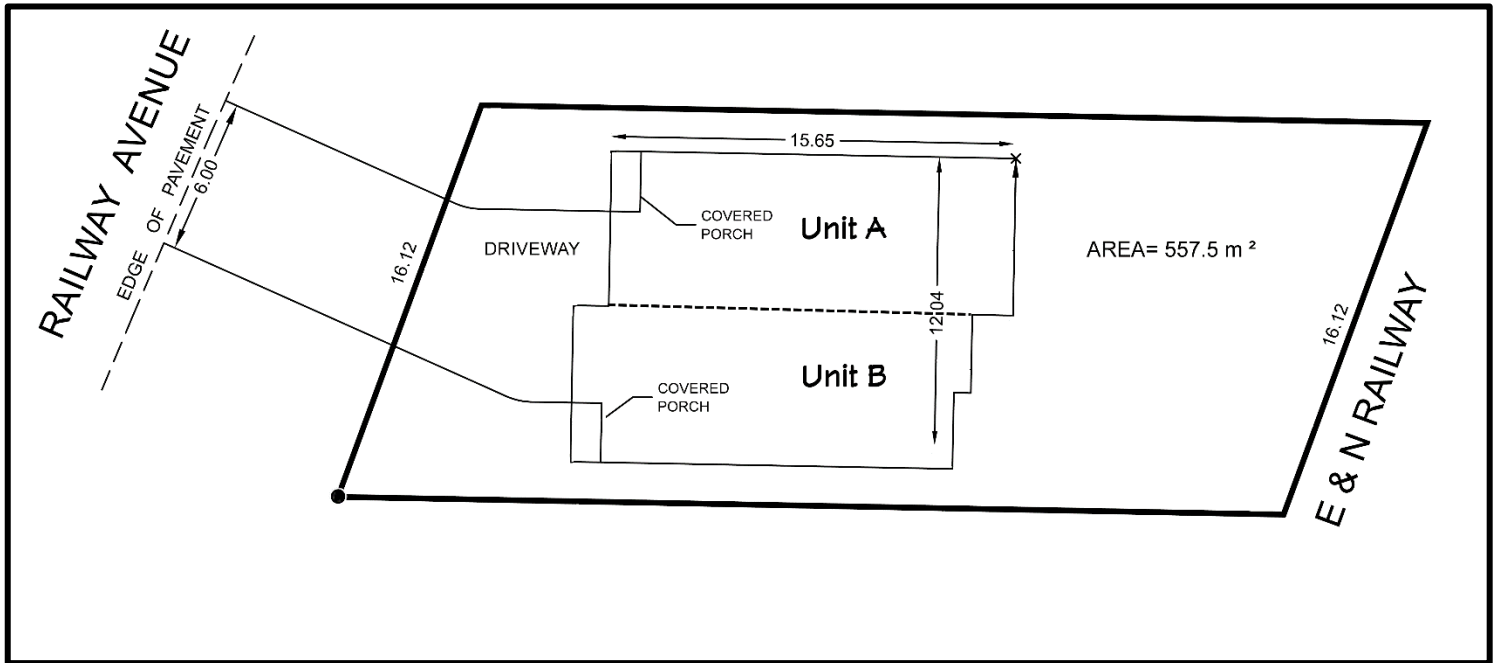


644 Railway Ave., Nanaimo

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