



**A BUILDER
YOU CAN TRUST**

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

414 STIRLING Ave.

University District – House with 2 Bedroom Suite
listed at **\$643,000** plus GST



Property Highlights

| | |
|-------------------------|----------------------------------|
| Living Space | ± 3,407 sqft |
| Lot Size | ± 6,070 sqft |
| Year Built | 2018 (2-5-10 home warranty) |
| Bedrooms | 6 (master with walk-in closet) |
| Bathrooms | 4 full |
| Heating | Electric with ventilation system |
| Range & BBQ | Natural gas |
| Appliances | Stainless Whirlpool & Samsung |
| Landscape/Blinds | Included |
| Garage | 2 car garage with alley access |

Neighbourhood Highlights

| | | |
|------------------|---------------------------|--------|
| Schools | Jolly Giant Daycare | 1.0 km |
| | Georgia Elementary | 0.7 km |
| | Nanaimo Secondary | 3.2 km |
| Parks | Vancouver Isl. University | 1.4 km |
| | Maffeo Sutton | 1.5 km |
| | Colliery Dam | 1.7 km |
| Medical | Bowen | 1.7 km |
| | Medical Arts | 1.1 km |
| | Regional Hospital | 4.4 km |
| Pharmacy | Shoppers Drug Mart | 0.4 km |
| | London Drugs | 1.0 km |
| Groceries | Quality Foods | 0.5 km |
| Banks | RBC | 1.2 km |
| | Scotiabank | 1.2 km |

Nanaimo MLS Listing ID: 435322 

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 | 414 Stirling Ave, Nanaimo B.C. |
| PID | 004-323-599 |
| Lot Size | ±6,070 ft ² (563.9m ²) |
| House Size | ±3,407 ft ² (316.5m ²) includes two-car garage with alley access |
| Living Space | Upper Floor/Media Room ±2,136 ft ² and Legal Secondary Suite ±811 ft ² |

Item

Description

| | |
|----------------------------------|---|
| 1. Address Sign | floating brushed nickel numbers |
| 2. Air Exchanger | included |
| 3. Appliances - Main House | <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. Appliances - Authorized Suite | <ul style="list-style-type: none">❖ all appliances are Frigidaire 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) | 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, 9' 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. Driveway & Side Walks | concrete finish with aggregate |
| 19. Door Bell | illuminated button with brass construction |
| 20. Door (Front) | easily rekeyed anytime you want, quality from Kwikset |
| 21. Ensuite Radiant Heating | radiant floor heating under the floor tile with controls by Honeywell |
| 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 |
| 25. Heating | electric baseboard complete with digital controlled thermostat |

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|---------------------------------|---|
| 26. Garage (two-car) | <ul style="list-style-type: none">❖ completely finished with drywall and paint❖ opener c/w two handheld remotes + outside keyless entry pad |
| 27. Hot Water Tanks | Main is 60 gallons, Suite is 40 gallon tank (8-year warranty) |
| 28. Hydro Electric Power Meter | two power meters (total is 200 amp service) |
| 29. Kitchen Backsplash | kitchen's backsplash is first-quality grade ceramic by Daltile |
| 30. 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 |
| 31. Kitchen Sink & Faucets | kitchen's sinks by Blanco and faucet by Moen (lifetime warranty) |
| 32. 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 |
| 33. 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 |
| 34. Light Dimmer Switches | includes two smart technology Maestro LED digital dimmers |
| 35. Natural Gas | gas stove and BBQ rough-in |
| 36. Outside Covered Deck | 370 ft ² with outside stairs to back yard, complete with railings |
| 37. Shower Doors | showers include glass doors, tub/shower combination is rod only |
| 38. Siding | premium grade Gentek siding known as "Sequoia Select" |
| 39. Skylight | included in upstairs' hallway |
| 40. Stair Treads - Interior | full laminate (not carpet) for better durability and easy cleaning |
| 41. Thermostat Controls | digital controlled, no clicking sound, quality by Honeywell |
| 42. Toilets (concealed trapway) | skirted for easy cleaning and a sleek look |
| 43. USB Power Plugs | all bedrooms and larger rooms have USB power outlets |
| 44. Vacuum System | roughed-in |
| 45. Wall Safe | keep your valuables safe and secure |
| 46. 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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**SUN PORCH
HOMES LTD.**

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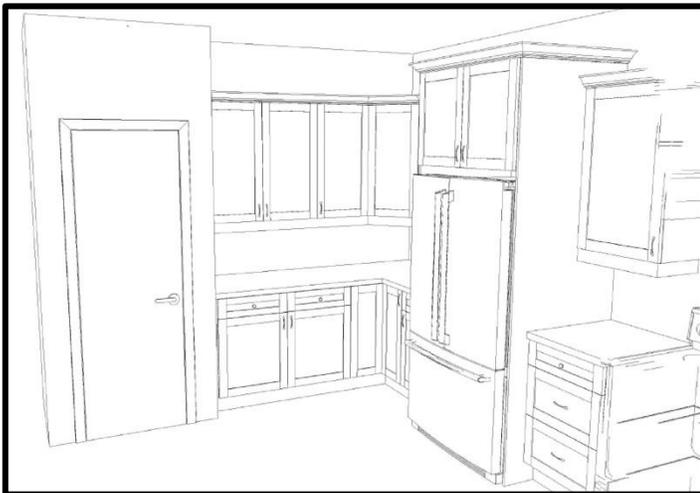



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