



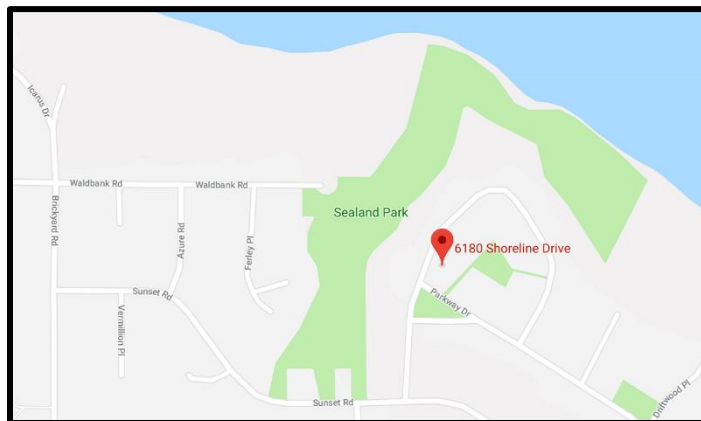
**A BUILDER
YOU CAN TRUST**

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

6180 SHORELINE Dr.

North Nanaimo – Home with 1 Bedroom Suite

listed at **\$888,000** plus GST



Property Highlights

House Size	± 3,502 sqft
Lot Size	± 5,385 sqft
Year Built	2018 (2-5-10 home warranty)
Bedrooms	5 (master with walk-in closet)
Bathrooms	4 full
Heating – main	Natural gas c/w heat pump
Heating – suite	Electric
Appliances	Kitchen Aid black stainless steel
Landscape	Included
Garage	2 car attached garage

Neighbourhood Highlights

Schools	Rutherford Elementary	0.6 km
	Dover Bay Secondary	1.1 km
	Vancouver Isl. University	2.4 km
Parks	Parkway – next to house	0.0 km
	Sealand	0.1 km
	Cathedral Grove	1.5 km
Medical	Caledonian Clinic	1.1 km
	Regional Hospital	9.6 km
Pharmacy	London Drugs	2.5 km
Groceries	Thrifty Foods	2.2 km
	Woodgrove Center	2.2 km
	Costco	3.3 km
Banks	TD Canada Trust	2.1 km
	CIBC	1.9 km

Nanaimo MLS Listing ID: 435394

Contact Us:

Ms. Kelly Whitton (RE/MAX Nanaimo)

Phone 250.933.5333  kelly@vihomes.ca



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

www.sunporchhomes.com

Features List...

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Property Description

Address	6180 Shoreline Drive, Nanaimo B.C.
PID	029-184-177
Lot Size	±5,385 ft ² (500.3m ²)
House Size	±3,502 ft ² (325.3m ²) includes two-car garage (463 ft ²)
Living Space	Main House is ±2,422 ft ² and Legal Secondary Suite ±617 ft ²

Item

Description

1. Address Sign	floating brushed nickel numbers
2. Appliances - Main House	<ul style="list-style-type: none"> ❖ Kitchen Aid black stainless steel with natural gas stove ❖ washer & dryer by Samsung with steam wash & dry technology ❖ dishwasher, exhaust fan, fridge/freezer, wall oven
3. 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
4. Backsplash	ceramic backsplash in all bathrooms and kitchens
5. Bathroom Accessories	Kohler towel racks, toilet paper holder included
6. Bathroom Mirrors	included
7. Bathroom Tap-sets	Grohe & Riobel
8. Blinds (Windows)	included in Suite
9. Cat-5 Wiring	roughed-in
10. Ceiling Fan	included in Master bedroom with speed control
11. Ceiling Height	9' on both floors main house, 8' for Suite
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	<ul style="list-style-type: none"> ❖ hanger rod and top wire shelf in Suite and bedrooms ❖ master walk-in John Lewis Home red mahogany closet system
15. Countertops	<ul style="list-style-type: none"> ❖ granite upper bathrooms, kitchen c/w waterfall on kitchen island ❖ Suite is post-form laminate
16. Driveway & Side Walks	concrete finish with aggregate
17. Door (Front)	easily rekeyed anytime you want, quality from Kwikset
18. Fireplace	Napoleon natural gas fireplace in living room
19. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
20. Flooring	<ul style="list-style-type: none"> ❖ German-made 10mm laminate flooring throughout ❖ tile flooring in all four bathrooms and foyer of Suite ❖ radiant in floor heating main house three bathrooms
21. Heating	<ul style="list-style-type: none"> ❖ Daiken natural gas furnace, variable speed 96% AFUE ❖ heat pump ❖ Suite is electric baseboard
22. Garage (two-car)	opener c/w two handheld remotes + outside keyless entry pad

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23. Hot Water Tanks	<ul style="list-style-type: none"> ❖ main house is Navien on-demand hot water heater ❖ Suite has a 40 gallon tank (8-year warranty)
24. Hydro Electric Power Meter	two power meters (total is 200 amp service)
25. 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
26. Sinks & Faucets	<ul style="list-style-type: none"> ❖ Duravit in bathrooms, kitchen is Blanco undermount granite ❖ pot filler tap over gas stove
27. 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
28. Light Fixtures	<ul style="list-style-type: none"> ❖ name brand Progress Lighting & DVI 3-light flush mount ❖ main kitchen and dinning are is lighting by Kuzco ❖ premium light and ceiling fan in master (Casa Vieja) ❖ interior stair accent lighting by WAC
29. Light Dimmer Switches	smart technology Maestro LED digital dimmers
30. Shower	<ul style="list-style-type: none"> ❖ master Ensuite walk-in shower c/w Moen teak shower seat ❖ Ensuite c/w roman tub, upper bathroom tub shower combination ❖ Suite shower includes surround glass door
31. Siding	<ul style="list-style-type: none"> ❖ premium grade, low maintenance Sequoia Select by Gentek ❖ Western Red Cedar corbels' and out lookers ❖ extensive use of exterior wood trim ❖ rock work on exterior of main house facing Park St.
32. Skylight	main house two skylights, one in Suite
33. Stair Treads - Interior	9' on both floors main house, 8' for Suite
34. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
35. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
36. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
37. Vacuum System	roughed-in
38. Wall Safe	keep your valuables safe and secure
39. 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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6180 Shoreline Drive, Nanaimo

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We are proud of our memberships and certifications:

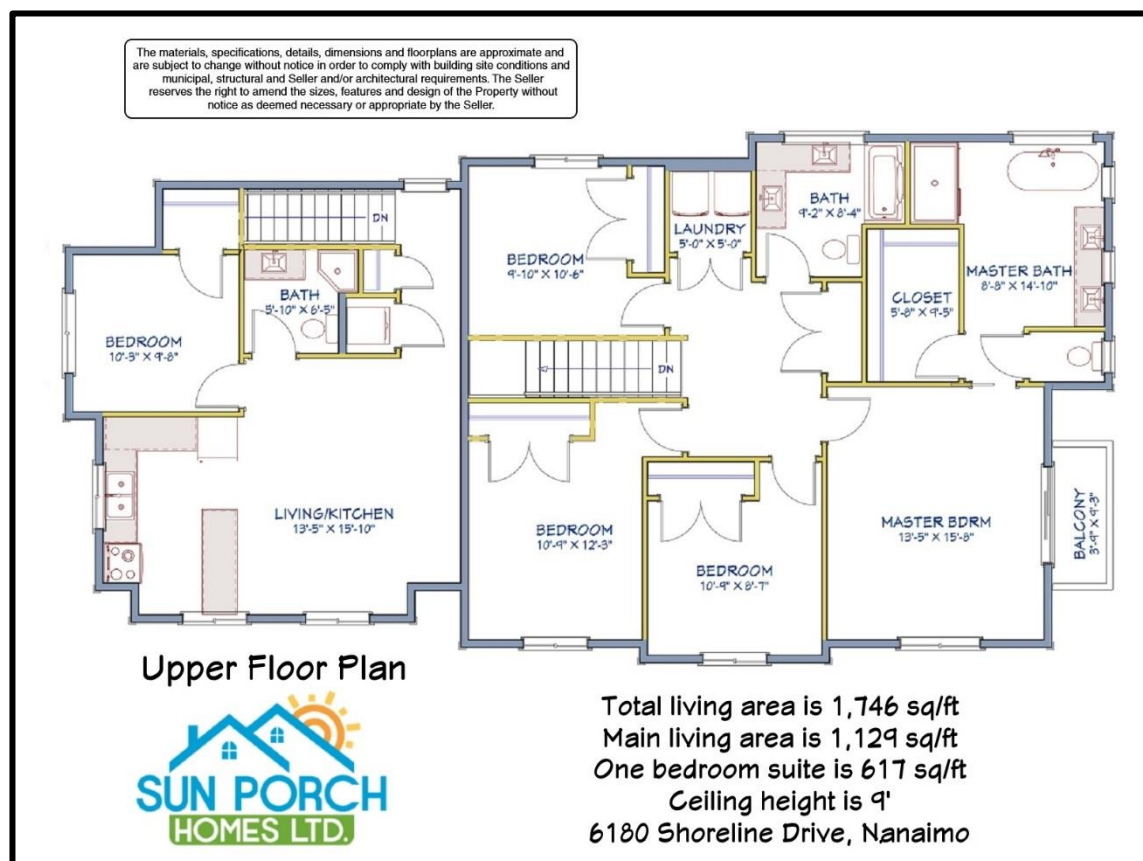
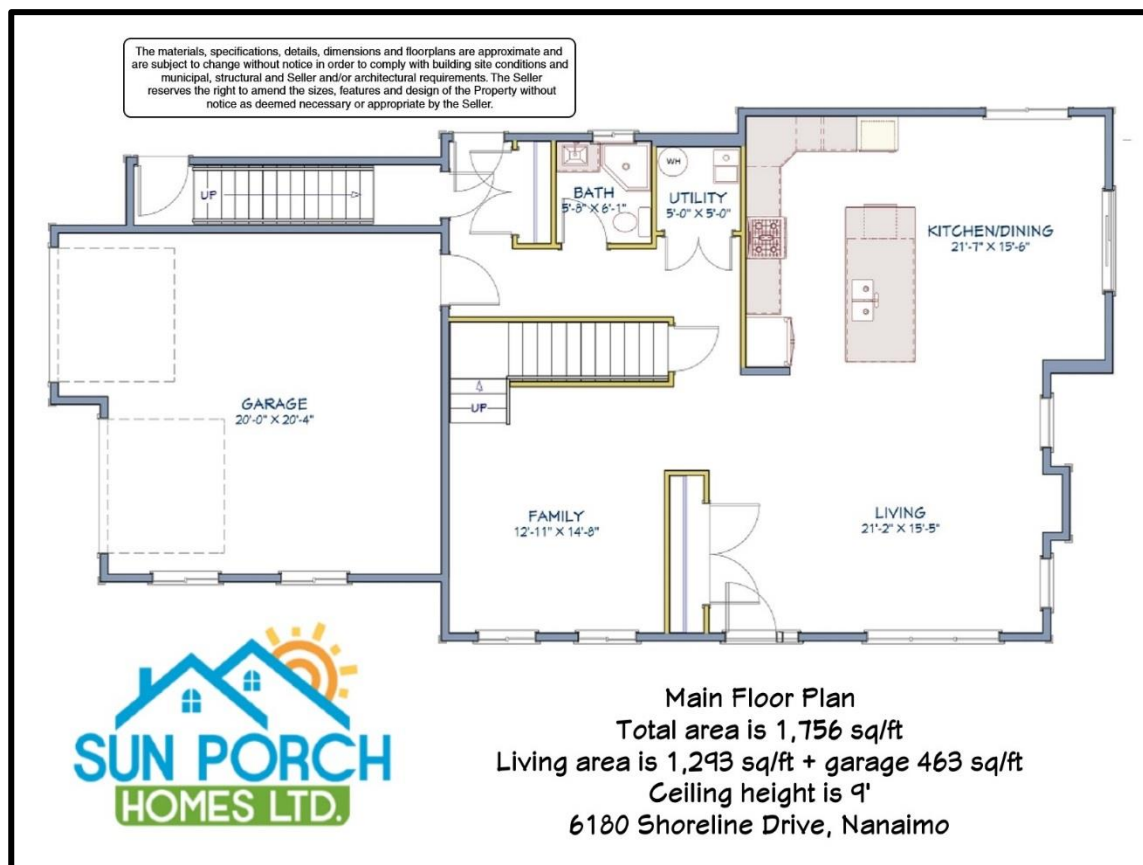


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Features & Floor Plans...

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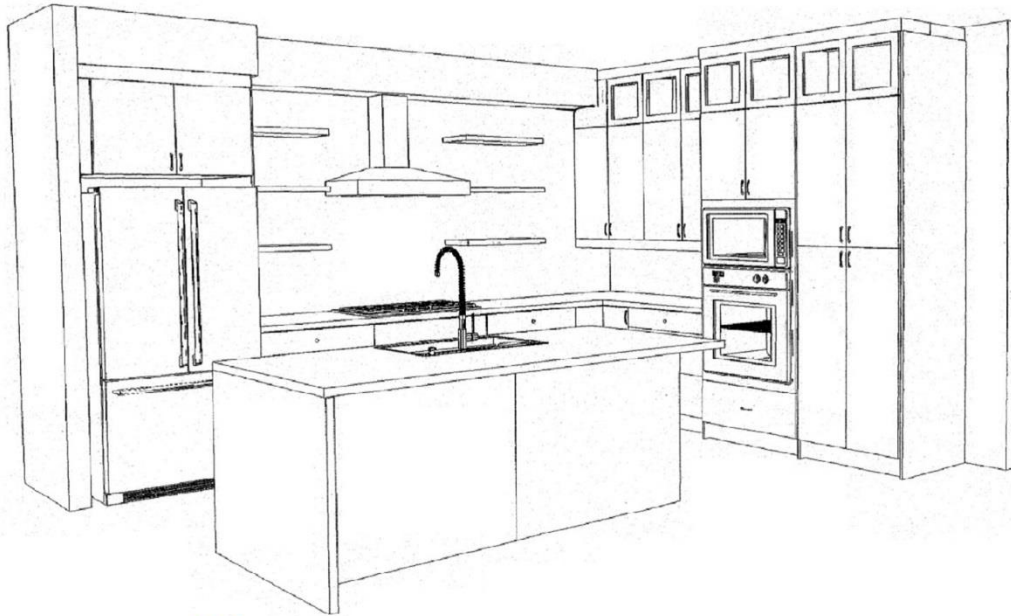
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The materials, specifications, details, dimensions and floorplans are approximate and are subject to change without notice in order to comply with building site conditions and municipal, structural and Seller and/or architectural requirements. The Seller reserves the right to amend the sizes, features and design of the Property without notice as deemed necessary or appropriate by the Seller.