



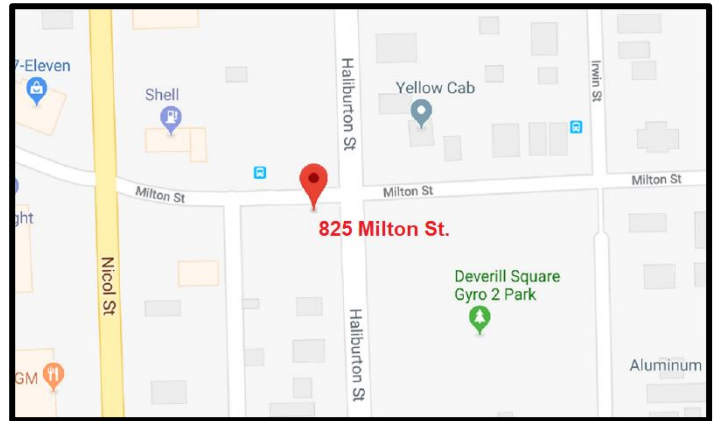
**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

825 Milton Street

– South Nanaimo –
Side by Side Duplex
listed at **\$419,000** plus GST



Property Highlights

Living Space	± 1,690 sqft
Lot Size	± 6,868 sqft
Year Built	2018 (2-5-10 home warranty)
Bedrooms	4 (master with walk-in closet)
Bathrooms	2 full & 1 half bath
Heating	Electric with ventilation system
Natural Gas	Stove & bbq (electric fireplace)
Appliances	Stainless Whirlpool
Landscape/Blinds	Included
Open Parking	2 car spaces with alley access

Neighbourhood Highlights

Schools	Jolly Giant Daycare	1.0 km
	Bayview Elementary	0.7 km
	Nanaimo Secondary	4.1 km
	Vancouver Isl. University	2.5 km
Parks	Gyro 2 → across the street	0.0 km
	Piper	1.2 km
	Maffeo Sutton	1.8 km
Medical	Medical Arts	0.8 km
	Regional Hospital	4.8 km
Pharmacy	London Drugs	0.8 km
	Central Drugs	0.8 km
Groceries	Quality Foods	1.1 km
Banks	TD Canada Trust	0.6 km
	Scotiabank	1.0 km

Nanaimo MLS Listing ID: 448231

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	825 Milton Street, Nanaimo B.C.
PID	029-882-613
Lot Size	±6,868 ft ² (638 m ²) - strata zoning R8
House Size	±1,690 ft ² (157m ²) with ±180 ft ² deck with ocean and park views
Car Parking	two car parking with alley access c/w Electric Vehicle charging rough-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 Frigidaire ❖ dishwasher, microwave/exhaust fan, fridge/freezer, over/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 both the main & 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	wire shelf beside the washer and dryer
17. Countertops	post-form laminate throughout home
18. Door Bell	illuminated button with brass construction
19. Door (Front)	<ul style="list-style-type: none"> ❖ easily rekeyed lock anytime you want, quality from Kwikset ❖ mini blind window sealed between glass - dust & maintenance-free
20. Driveway & Side Walks	concrete finish with aggregate
21. Ensuite Radiant Heating	radiant floor heating under the floor tile, controls by Honeywell
22. Ensuite Countdown Timer	control humidity with this energy-saing exhaust fan controller
23. Fireplace & Mantel	electric fireplace & mantel
24. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
25. Flooring	<ul style="list-style-type: none"> ❖ German-made 10mm laminate flooring throughout ❖ tile flooring in all four bathrooms & front foyer (main)
26. Hallway Niche	accent lighting and wall switch

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27. Heating	electric baseboard complete with digital controlled thermostats
28. Hot Water Tank	48 gallon tank (8-year warranty)
29. Hydro Electric Power Meter	each home has its own 100 amp service & breaker panel
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	<ul style="list-style-type: none"> ❖ kitchen's sinks by Blanco, faucet by Moen (lifetime warranty) ❖ wall mounted water pot filler above stove top
32. Landscaping	<ul style="list-style-type: none"> ❖ the front yard is low-maintenance with a glacier rock theme ❖ the backyard is top soil ❖ fencing - three sides of backyard with one gate
33. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
34. 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
35. Natural Gas	gas stove and BBQ ready
36. Outside Deck	<ul style="list-style-type: none"> ❖ ±180 ft² complete with railings ❖ expansive park & ocean harbour views
37. Showers	showers include glass doors, tub/shower combination is rod only
38. Siding	premium grade Gentek siding known as "Sequoia Select"
39. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
40. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
41. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
42. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
43. Vacuum System	roughed-in
44. Wall Safe	keep your valuables safe and secure
45. Windows	<ul style="list-style-type: none"> ❖ windows 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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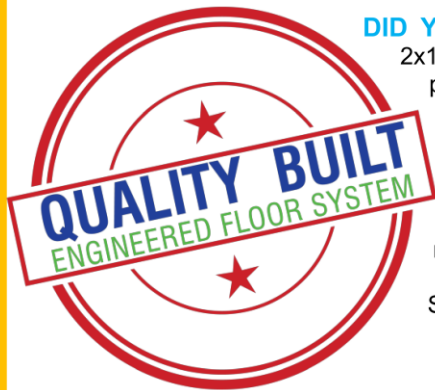


825 Milton & 202 Haliburton St., Nanaimo

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!

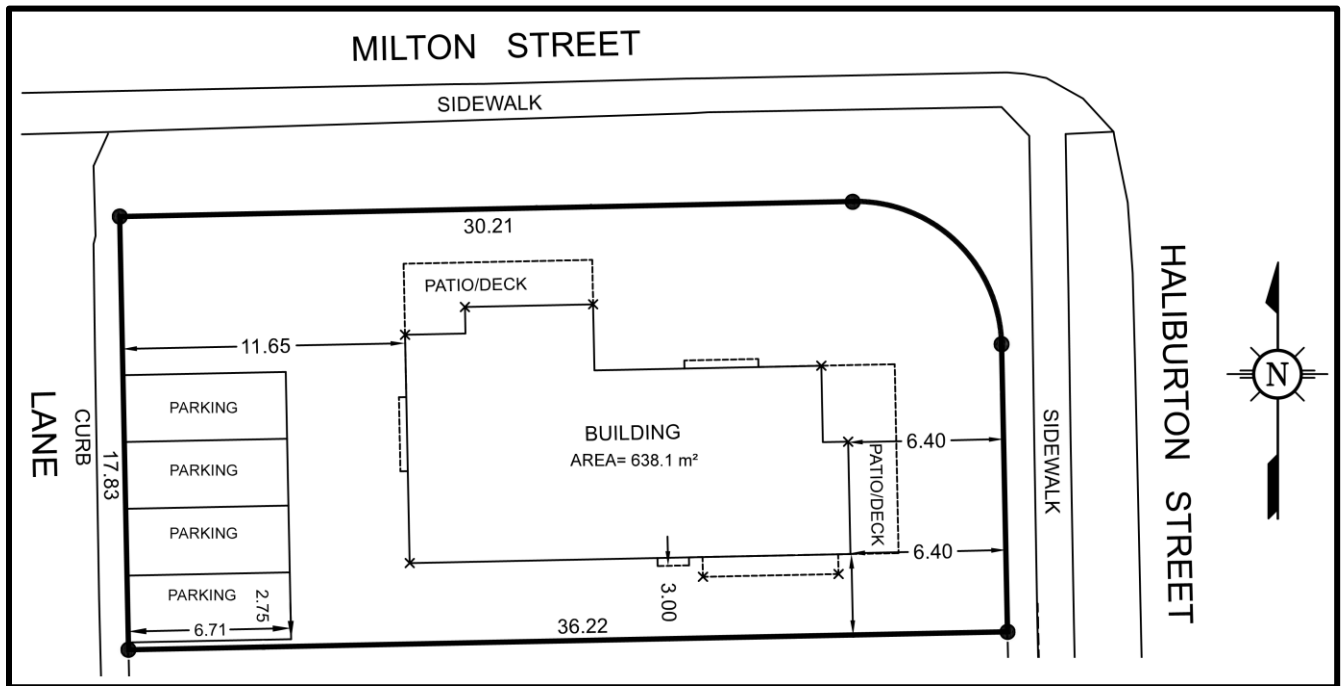
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**SUN PORCH
HOMES LTD.**

Sun Porch Homes is a Certified Living Wage Employer
Learn more at LivingWageForFamilies.ca

**living wage
employer**

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

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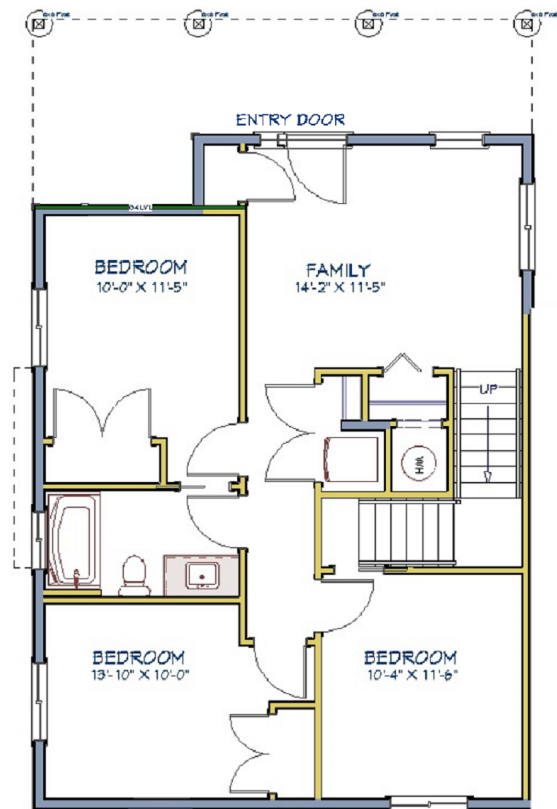
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Main Floor Plan
Living area is 845 sq/ft
825 Milton Street, Nanaimo



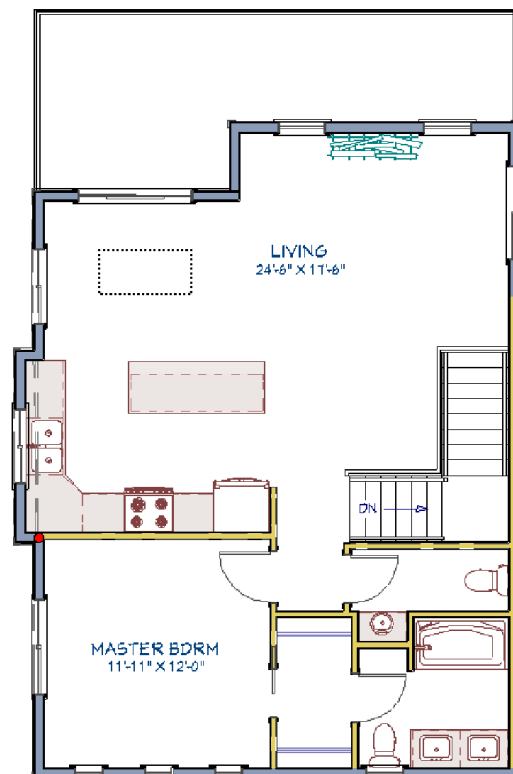
Total living area is 1,690 sq/ft
Ceiling height is 9' on both floors
Outside deck with ocean view



Upper Floor Plan
Living area is 845 sq/ft
825 Milton Street, Nanaimo



Total living area is 1,690 sq/ft
Ceiling height is 9' on both floors
Outside deck with ocean view

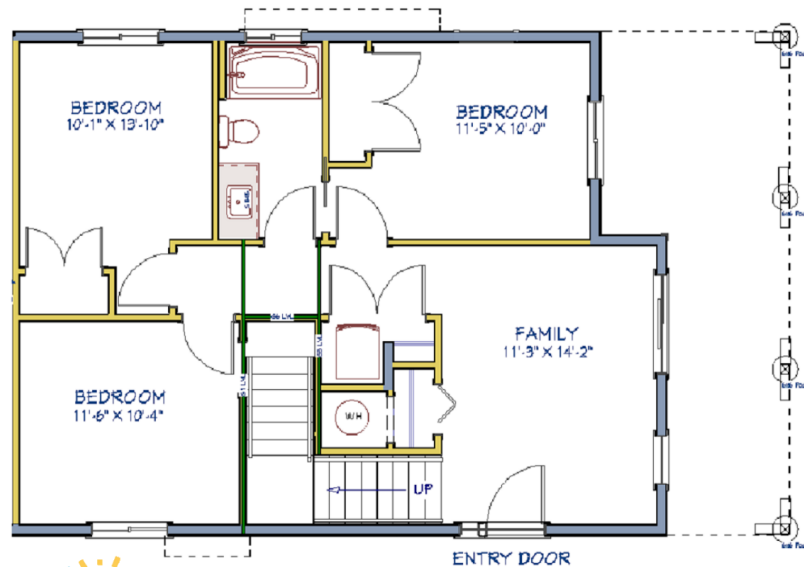


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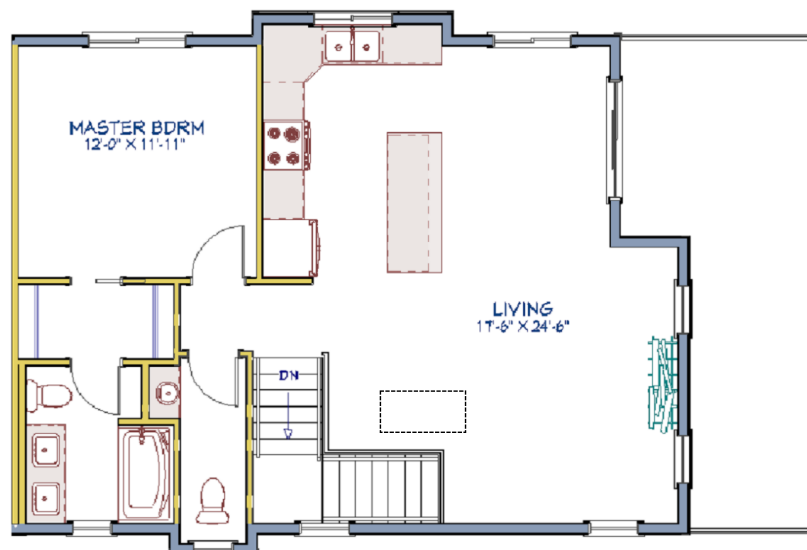
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Main Floor Plan
Living area is 835 sq/ft
202 Haliburton Street, Nanaimo



Total living area is 1,685 sq/ft
Ceiling height is 9' on both floors
Outside deck with ocean view

Upper Floor Plan
Living area is 850 sq/ft
202 Haliburton Street, Nanaimo



Total living area is 1,685 sq/ft
Ceiling height is 9' on both floors
Outside deck with ocean view