



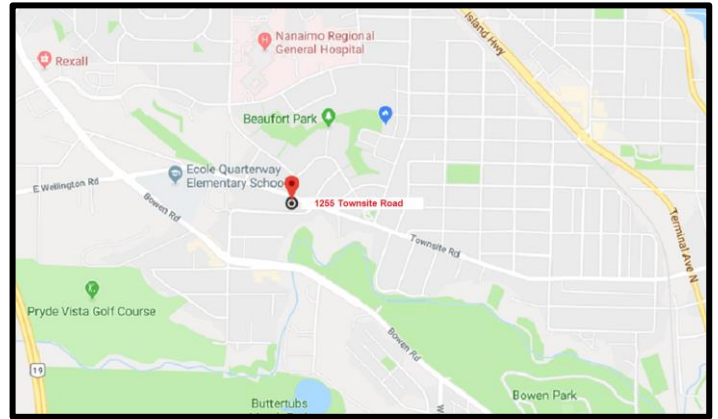
**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

1255 Townsite Road

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



Property Highlights

Living Space	± 2,463 sqft (c/w 2 bed suite)
Lot Size	± 4,739 sqft
Year Built	2019 (2-5-10 home warranty)
Bedrooms	6 + Flex Room
Bathrooms	4 full
Heating	Electric with ventilation system
Outside Deck	± 12x12' (± 148 sqft)
Appliances	Stainless Whirlpool & Samsung
Landscape	Included
Garage	2 car garage c/w EV rough-in

Neighbourhood Highlights

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

Nanaimo MLS Listing ID: 448295

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	1255 Townsite Road, Nanaimo B.C.
PID	005-763-177
Lot Size	±4,739 ft ² (440.3 m ²)
House Size	±2,876 ft ² (267.2m ²) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±1,845 ft ² and Legal Secondary Suite ±618 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 Electrolux❖ 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. Cat-5 Wiring	roughed-in
9. Ceiling Fan	included in Master bedroom with speed control
10. Ceiling Height	8' on the main floor, 9' on the upper floor
11. Christmas Light Plug	plug located near roof line with its own on/off switch
12. Closet Doors	all doors are trouble-free swing doors with hinges - and look great!
13. Closet Shelving - Bedrooms	hanger rod and top wire shelf
14. Closet Shelving - Master	deluxe adjustable smart storage system - love your closet space!
15. Closet Shelving - Laundry	top wire shelf above the washer and dryer
16. Countertops	post-form laminate throughout home
17. Door Bell	illuminated button with brass construction
18. Door (Front)	easily rekeyed anytime you want, quality from Kwikset
19. Driveway & Side Walks	concrete finish with aggregate
20. Ensuite Radiant Heating	radiant floor heating under the floor tile, controls by Honeywell
21. Ensuite Countdown Timer	control humidity with this energy-saving exhaust fan controller
22. Family/Media Room	complete with media room bar sink and counter top for entertaining
23. Fireplace & Mantel	natural gas fireplace & hardwood mantel by Pearl
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
27. Heating	electric baseboard complete with digital controlled thermostats

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28. Garage (two-car)	<ul style="list-style-type: none">❖ completely finished with drywall and paint❖ 220 volt electric vehicle charging station (2) - roughed-in❖ opener c/w two handheld remotes + outside keyless entry pad
29. Hot Water Tanks	main house is 60 gallons, Suite is 40 gallon tank (8-year warranty)
30. Hydro Electric Power Meter	two power meters (total is 200 amp service)
31. Kitchen Backsplash	kitchen's backsplash is first-quality grade ceramic by Daltile
32. 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
33. 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
34. 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
35. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
36. 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
37. Natural Gas	gas stove and BBQ ready
38. Outside Covered Deck	<ul style="list-style-type: none">❖ 148 ft² with outside stairs to back yard, complete with railings❖ ceiling fan above deck to keep you cool during summer days
39. Shower Doors	showers include glass doors, tub/shower combination is rod only
40. Siding & Soffits	<ul style="list-style-type: none">❖ premium grade Gentek siding known as "Sequoia Select"❖ Craftsmans style look with soffit's airflow perforations hidden
41. Skylight (three)	one in the main kitchen & suite kitchen, one in suite's bathroom
42. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
43. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
44. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
45. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
46. Vacuum System	roughed-in
47. Wall Safe	keep your valuables safe and secure
48. 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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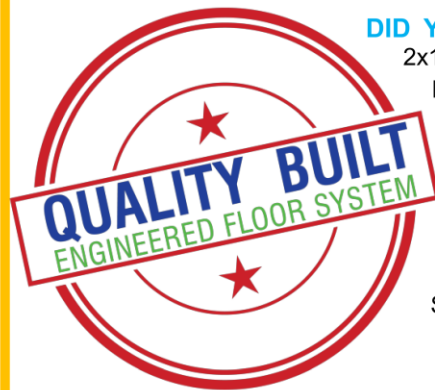


1255 Townsite Road, Nanaimo

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!

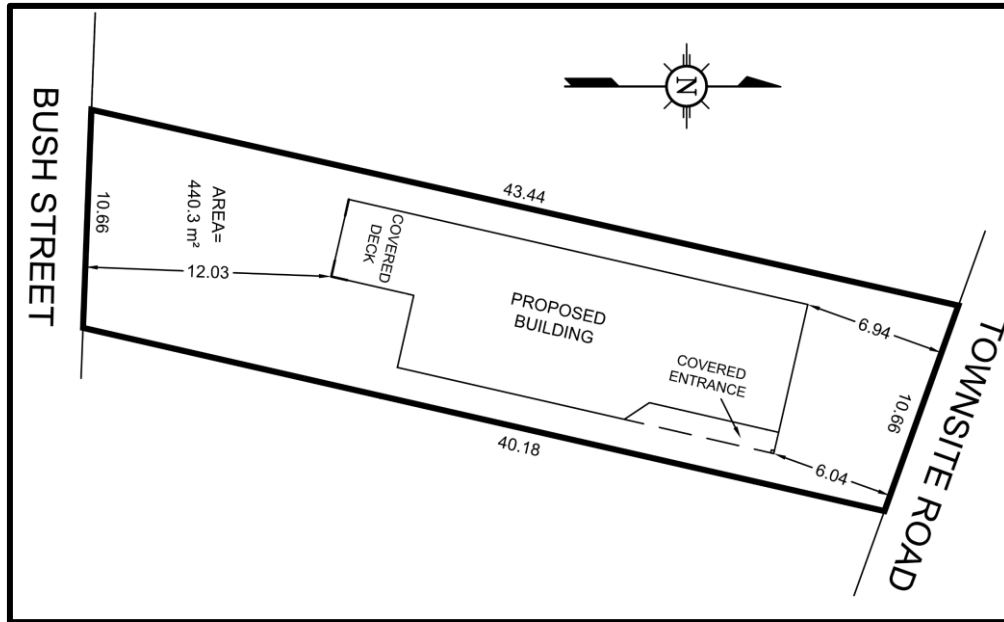
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**SUN PORCH
HOMES LTD.**

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:

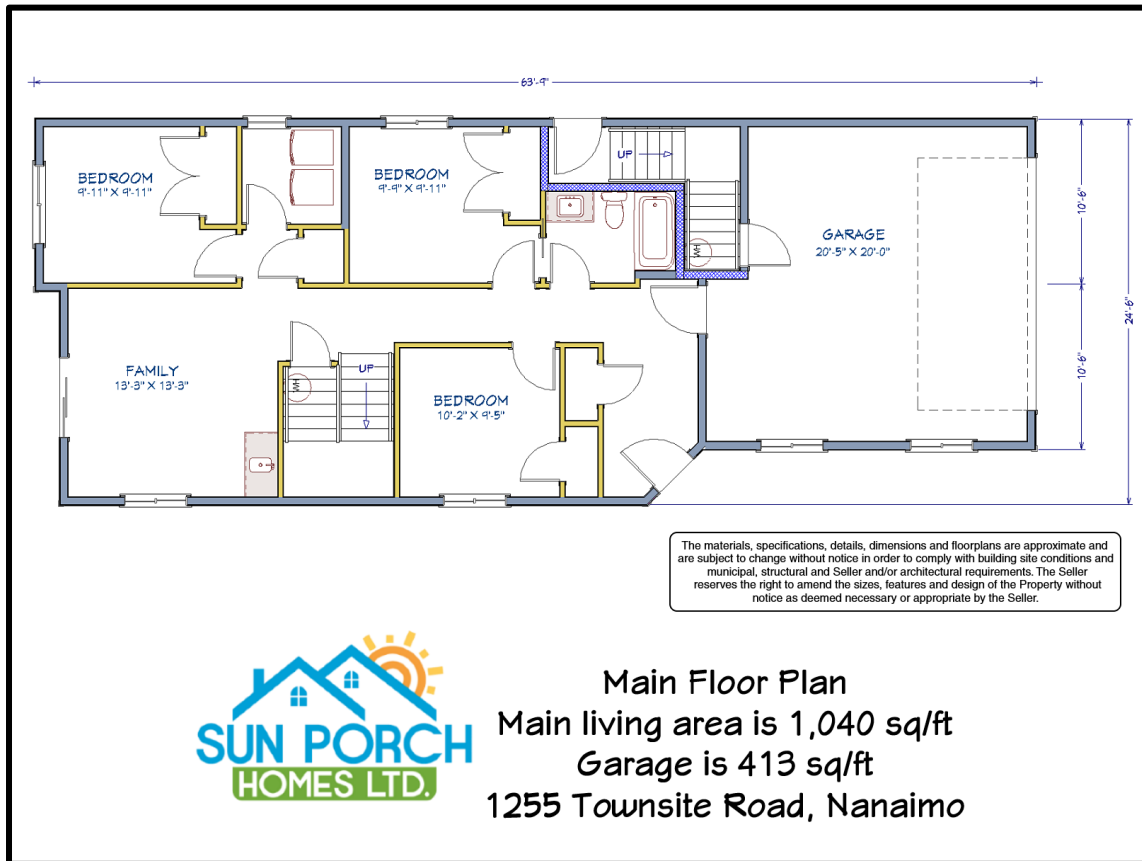
- BBB ACCREDITED BUSINESS
- Homeowner Protection Office
- CHBA BC CERTIFIED RESIDENTIAL BUILDING COMPANY
- 2-5-10 Year Warranty
- CHBA BC MASTER RESIDENTIAL BUILDER
- Pacific HOME WARRANTY
- CHBA BC CERTIFIED HOUSING PROFESSIONAL
- CHBA Member Canadian Home Builders Association
- CHBA BC CERTIFIED RENOVATION PROFESSIONAL
- GREATER NANAIMO CHAMBER OF COMMERCE BETTER COMMUNITY THROUGH BETTER BUSINESS

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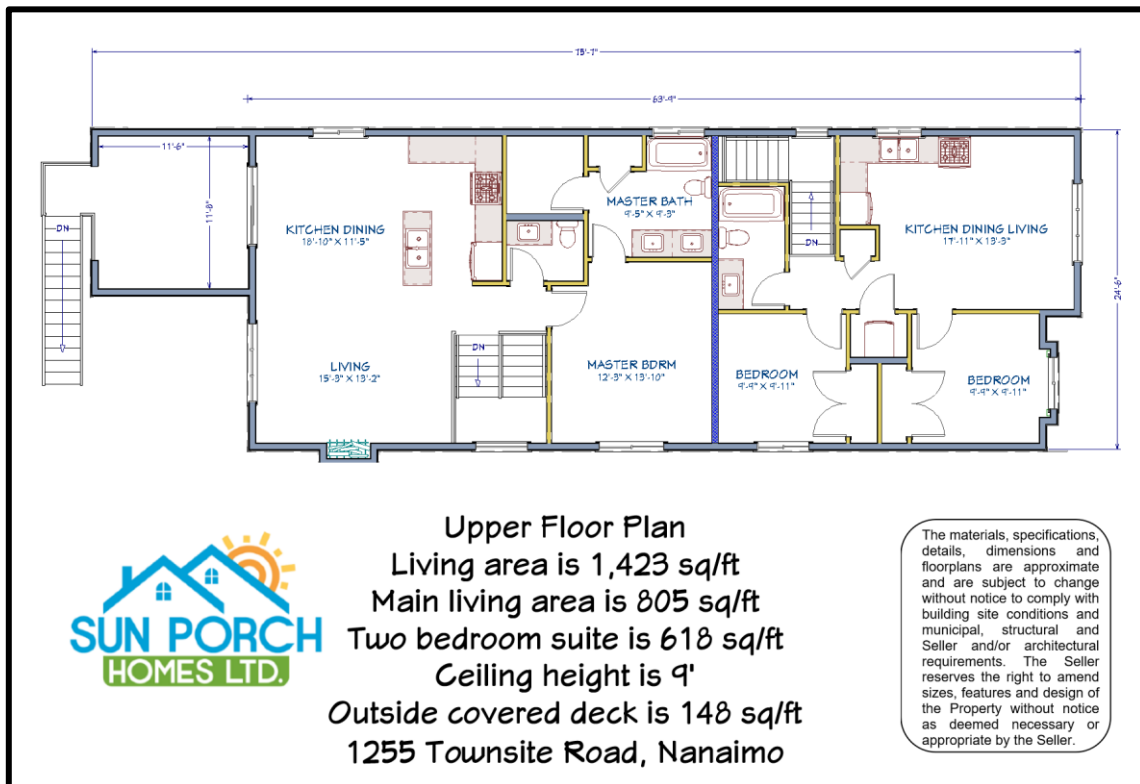
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Main Floor Plan
 Main living area is 1,040 sq/ft
 Garage is 413 sq/ft
 1255 Townsite Road, Nanaimo



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
 1255 Townsite Road, Nanaimo