



**A BUILDER
YOU CAN TRUST**

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

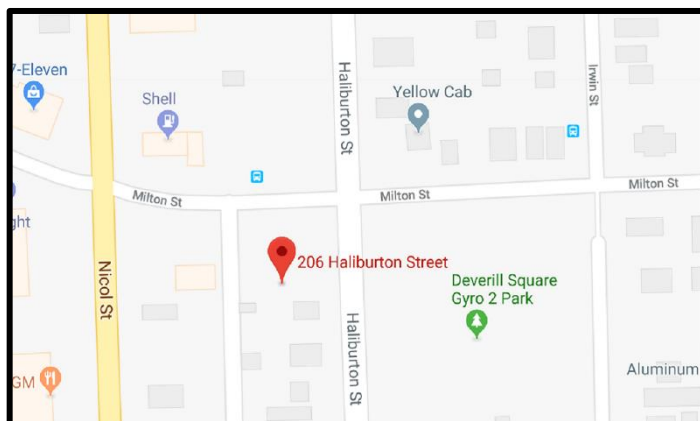


206 Haliburton St.

– South Nanaimo –

Main Floor of Duplex

listed from **\$349,900** includes GST



Property Highlights

Living Space	± 1,085 sqft
Lot Size	± 3,951 sqft
Year Built	2018 (2-5-10 home warranty)
Bedrooms	3 (master with walk-in closet)
Bathrooms	2 full
Heating	Electric with ventilation system
Range & BBQ	Natural gas
Appliances	Stainless Whirlpool & Samsung
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: 453266

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 101 - 206 Haliburton Street, Nanaimo B.C.
PID	030-563-593
Lot Size	±3,951 ft ² (367.1m ²) - strata zoning R5
House Size	±1,085 ft ² (100.8m ²)
Car Parking	two car parking with alley access 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 Frigidaire❖ 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' high ceilings
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	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 both bathrooms & front foyer
24. Hallway Curio	accent lighting and wall switch

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25. Heating	electric baseboard complete with digital controlled thermostat
26. Hot Water Tank	48 gallon tank (8-year warranty)
27. Hydro Electric Power Meter	each home has its own meter, 100 amp service and breaker panel
28. 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
29. Kitchen Sink & Faucets	kitchen's sinks by Blanco and faucet by Moen (lifetime warranty)
30. 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
31. 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
32. Light Dimmer Switch	includes smart technology Maestro LED digital dimmer
33. Natural Gas	gas stove and BBQ rough-in
34. Outside Deck	194 ft ² deck
35. Showers	showers include glass doors, tub/shower combination is rod only
36. Siding	premium grade Gentek siding known as "Sequoia Select"
37. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
38. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
39. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
40. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
41. Wall Safe	keep your valuables safe and secure
42. Windows	<ul style="list-style-type: none"> ❖ casement 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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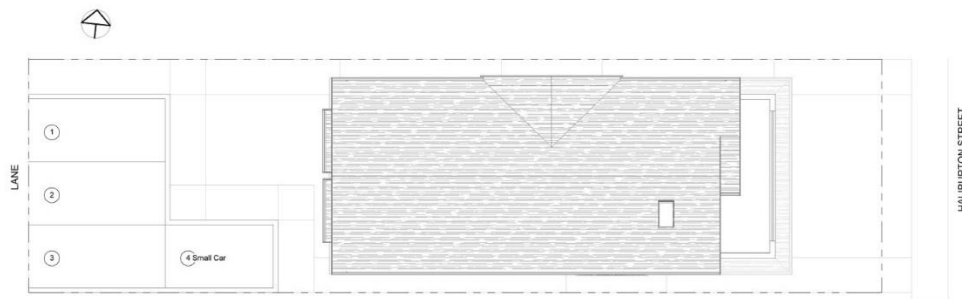
Sun Porch Homes is a *Certified Living Wage Employer*
Learn more at **LivingWageForFamilies.ca**



We are proud of our memberships and certifications:



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.



Site Plan

Car parking and house location
#101-206 Haliburton Street, Nanaimo
#201-206 Haliburton Street, Nanaimo

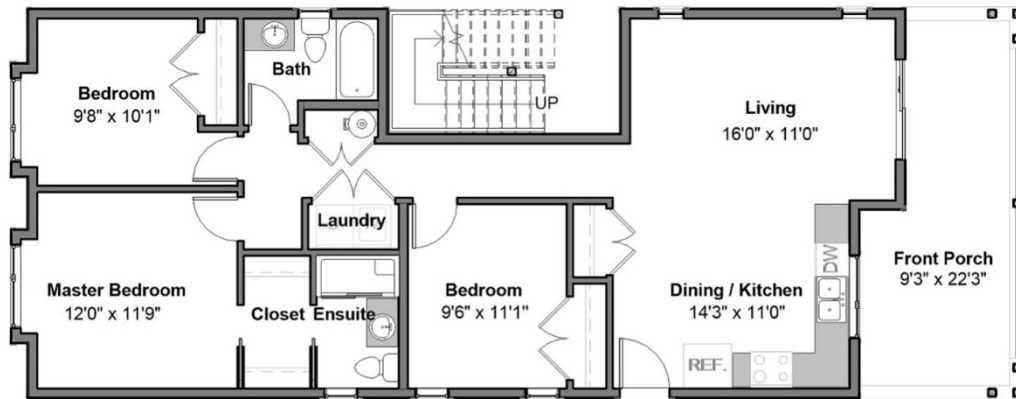
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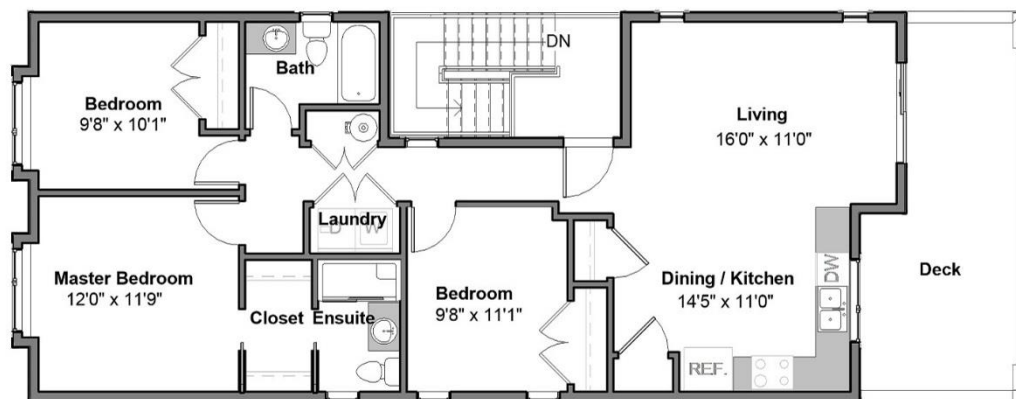
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Main Floor Plan
 Total area is 1,085 sq/ft
 Ceiling height is 9'
 Includes two outside parking
 #101-206 Haliburton Street, Nanaimo

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Upper Floor Plan
 Total area is 1,085 sq/ft
 Ceiling height is 9'
 Includes two outside parking
 #201-206 Haliburton Street, Nanaimo

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