

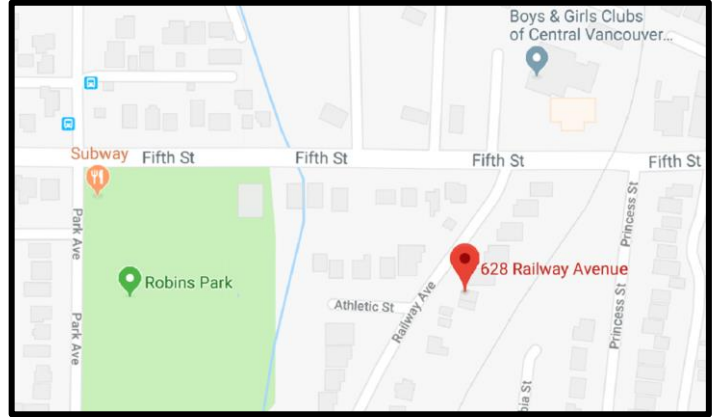


**A BUILDER  
YOU CAN TRUST**

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

## **628 Railway Ave.**

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



### **Property Highlights**

<b>Living Space</b>	± 2,731 sqft (c/w 2 bed suite)
<b>Lot Size</b>	± 5,984 sqft
<b>Year Built</b>	2018 (2-5-10 home warranty)
<b>Bedrooms</b>	6 (master with walk-in closet)
<b>Bathrooms</b>	4 full
<b>Heating</b>	Electric with ventilation system
<b>Range &amp; BBQ</b>	Natural gas
<b>Appliances</b>	Stainless Whirlpool & Samsung
<b>Landscape/Blinds</b>	Included
<b>Garage</b>	2 car garage c/w EV rough-in

### **Neighbourhood Highlights**

<b>Schools</b>	Jolly Giant Daycare	1.8 km
	Bayview Elementary	0.4 km
	Nanaimo Secondary	3.7 km
	Vancouver Isl. University	2.2 km
<b>Parks</b>	Robins Park	0.2 km
	Colliery Dam	1.6 km
	The Parkway Trail	1.9 km
<b>Medical</b>	Medical Arts	0.8 km
	Regional Hospital	5.2 km
<b>Pharmacy</b>	Shoppers Drug Mart	0.5 km
	London Drugs	1.8 km
<b>Groceries</b>	Quality Foods	0.5 km
<b>Banks</b>	TD Canada Trust	1.2 km
	Scotiabank	1.3 km

Nanaimo MLS Listing ID: 438874 

**Contact Us:**

Ms. Kelly Whitton (RE/MAX Nanaimo)

Phone 250.933.5333  [kelly@vihomes.ca](mailto:kelly@vihomes.ca)



See our  video and learn more about Row Homes at:

[www.SunPorchHomes.com](http://www.SunPorchHomes.com)

# Features List...

**A BUILDER  
YOU CAN TRUST**

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

## Property Description

Address	628 Railway Ave, Nanaimo B.C.
PID	007-212-034
Lot Size	±5,984 ft <sup>2</sup> (556m <sup>2</sup> )
House Size	±3,091 ft <sup>2</sup> (287.1m <sup>2</sup> ) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±2,096 ft <sup>2</sup> and Legal Secondary Suite ±635 ft <sup>2</sup>

## Item Description

1. Address Sign	floating brushed nickel numbers
2. Air Exchanger	included
3. Appliances - Main House	<ul style="list-style-type: none"><li>❖ Whirlpool stainless with natural gas stove</li><li>❖ ice maker in the fridge</li><li>❖ washer &amp; dryer by Samsung with steam wash &amp; dry technology</li><li>❖ dishwasher, exhaust fan, fridge/freezer, oven/stove top</li></ul>
4. Appliances - Authorized Suite	<ul style="list-style-type: none"><li>❖ all appliances are Frigidaire stainless</li><li>❖ washer &amp; dryer by Frigidaire</li><li>❖ dishwasher, microwave/exhaust fan, fridge/freezer, over/stove top</li></ul>
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"><li>❖ German-made 10mm laminate flooring throughout</li><li>❖ tile flooring in all four bathrooms &amp; front foyer (main)</li></ul>
24. Hallway Curio	accent lighting and wall switch
25. Heating	electric baseboard complete with digital controlled thermostat

# Features List...

**A BUILDER  
YOU CAN TRUST**

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

26. Garage (two-car)	<ul style="list-style-type: none"><li>❖ completely finished with drywall and paint</li><li>❖ 220 volt electric vehicle charging station (2) - roughed-in</li><li>❖ opener c/w two handheld remotes + outside keyless entry pad</li></ul>
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"><li>❖ made by Merit Kitchens, famous for good quality</li><li>❖ maple wood doors with melamine cases</li><li>❖ soft-closing drawers</li><li>❖ cabinet hardware [knobs] included</li><li>❖ crown moulding, trims &amp; under cabinet lighting</li></ul>
31. Kitchen Sink & Faucets	kitchen's sinks by Blanco and faucet by Moen (lifetime warranty)
32. Landscaping	<ul style="list-style-type: none"><li>❖ the front yard is low-maintenance with a glacier rock theme</li><li>❖ the backyard is top soil and lawn seed</li><li>❖ fencing - three sides of backyard with one gate</li></ul>
33. Light Fixtures	<ul style="list-style-type: none"><li>❖ name brand Progress Lighting &amp; DVI 3-light flush mount</li><li>❖ premium light and ceiling fan in master (Casa Vieja)</li><li>❖ interior stair accent lighting by WAC</li><li>❖ over the kitchen sink, LED spot lighting</li><li>❖ LED motion nightlight in the Ensuite bathroom</li></ul>
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	192 ft <sup>2</sup> 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 kitchen area
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"><li>❖ casement windows by Starline windows, famous for good quality</li><li>❖ front windows c/w craftsman style window grills</li><li>❖ Smartglass™ low-emissivity, high energy efficient glass</li><li>❖ window track removable for easy window cleaning</li><li>❖ bug screens for windows included</li></ul>





# Features & Floor Plans...

**A BUILDER  
YOU CAN TRUST**

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

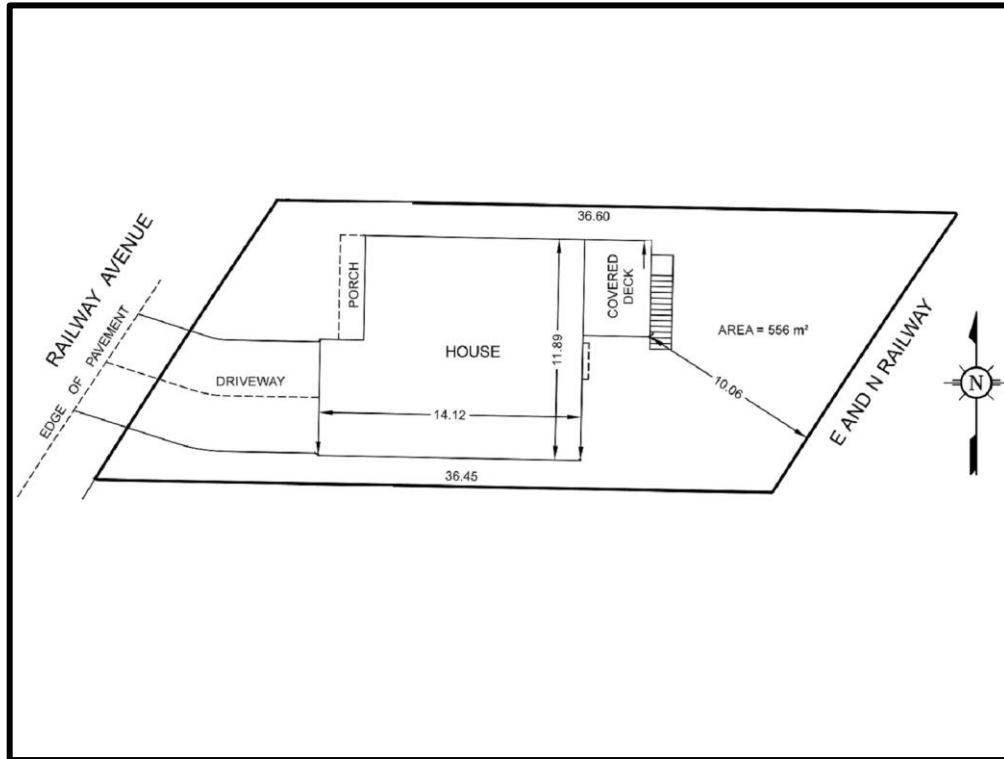


628 Railway Ave., Nanaimo

# Features & Floor Plans...

**A BUILDER  
YOU CAN TRUST**

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



**SUN PORCH  
HOMES LTD.**

Sun Porch Homes is a *Certified Living Wage Employer*  
Learn more at [LivingWageForFamilies.ca](http://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

**628 Railway Ave., Nanaimo**



# Features & Floor Plans...

**A BUILDER  
YOU CAN TRUST**

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

