



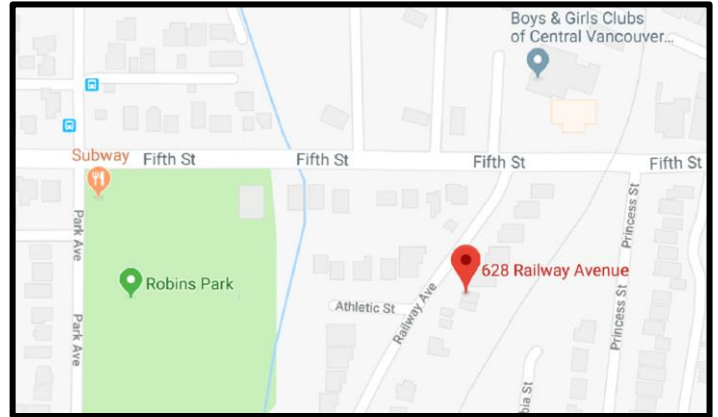
**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

628 Railway Ave.

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



Property Highlights

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

Neighbourhood Highlights

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

Nanaimo MLS Listing ID: 438871 

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	628 Railway Ave, Nanaimo B.C.
PID	007-212-034
Lot Size	±5,984 ft ² (556 m ²)
House Size	±3,091 ft ² (287.1m ²) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±2,096 ft ² and Legal Secondary Suite ±635 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 Frigidaire ❖ 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. 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. Door Bell	illuminated button with brass construction
19. Door (Front)	easily rekeyed anytime you want, quality from Kwikset
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-saving exhaust fan controller
23. Family/Media Room	complete with media room bar sink and counter top for entertaining
24. Fireplace & Mantel	natural gas fireplace & hardwood mantel by Pearl
25. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
26. Flooring	<ul style="list-style-type: none"> ❖ German-made 10mm laminate flooring throughout ❖ tile flooring in all four bathrooms & front foyer (main)
27. Hallway Niche	accent lighting and wall switch
28. Heating	electric baseboard complete with digital controlled thermostats

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29. 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
30. Hot Water Tanks	main house is 60 gallons, Suite is 40 gallon tank (8-year warranty)
31. Hydro Electric Power Meter	two power meters (total is 200 amp service)
32. Kitchen Backsplash	kitchen's backsplash is first-quality grade ceramic by Daltile
33. 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
34. 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
35. 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
36. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
37. 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
38. Natural Gas	gas stove and BBQ ready
39. Outside Covered Deck	<ul style="list-style-type: none">❖ 192 ft² with outside stairs to back yard, complete with railings❖ ceiling fan above deck to keep you cool during summer days
40. Shower Doors	showers include glass doors, tub/shower combination is rod only
41. 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
42. Skylight	one in the dinning/kitchen area
43. Stair Treads - Interior	full laminate (not carpet) for better durability and easy cleaning
44. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
45. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
46. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
47. Vacuum System	roughed-in
48. Wall Safe	keep your valuables safe and secure
49. 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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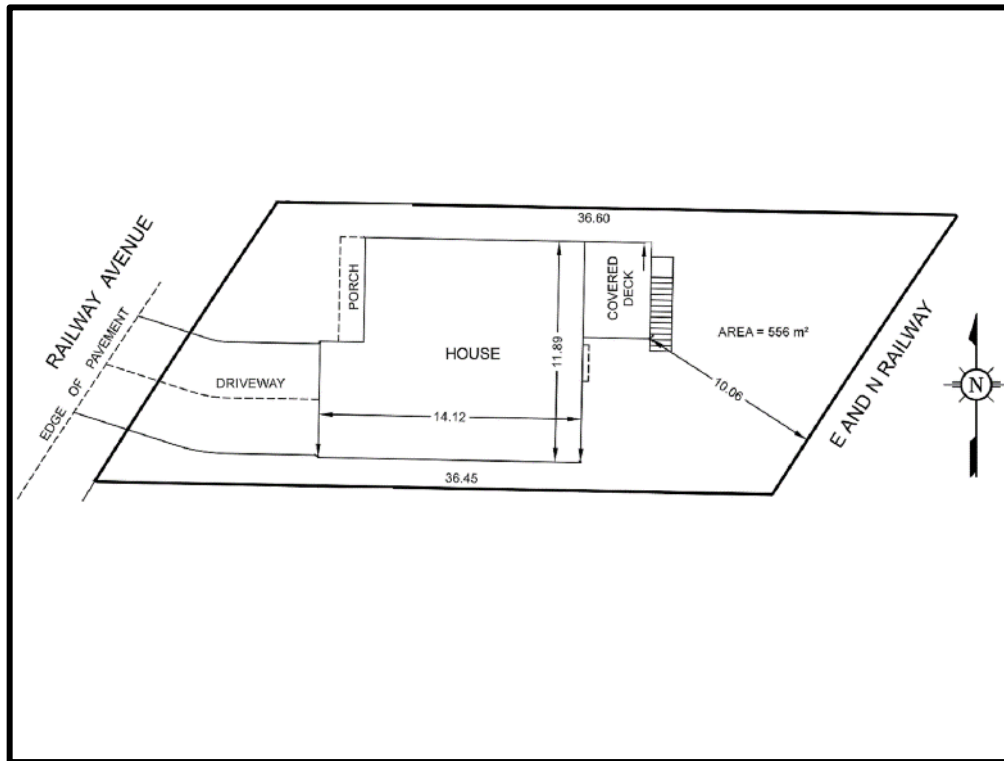


628 Railway Ave., Nanaimo

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!

www.SunPorchHomes.com

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LIVE RENT FREE

Free Rent While We Build Your Dream Home!

Sold your current home but we are still building your new home? Moving can be a stressful time for families. At Sun Porch Homes, we get it. We understand that sometimes dates just don't align perfectly between closing on your current home and moving into your Sun Porch brand-new, quality-built home.

Where will you live in the mean time?

If you decide to purchase a new home from us, we offer you a few great benefits that differentiate us from other builders in the Nanaimo area. Thirty days before your expected move-in date, you can stay RENT FREE.....WE PAY THE UTILITIES TOO...at one of our Company's newly renovated and centrally located properties:

- These units are "Move-in Ready" fully furnished with a full compliment of new stainless-steel appliances (+ dishwasher, private laundry & more)
- There is even a natural gas BBQ for year-round dining!
- We have three units - a 3 bedroom/2bath great for larger families, a 2 bed/1bath and a bachelor/1bath suite
- Small pets are welcome too!



We want to take the stress out of moving, settling your family in a new community, and all the logistics and costs associated with moving into your new home.

It's time to focus on your future and leave your rent to us.



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



We are proud of our memberships and certifications:



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