



**A BUILDER  
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- ✓ exceptional value
- ✓ impressive design
- ✓ quality construction

## **206 HALIBURTON St.**

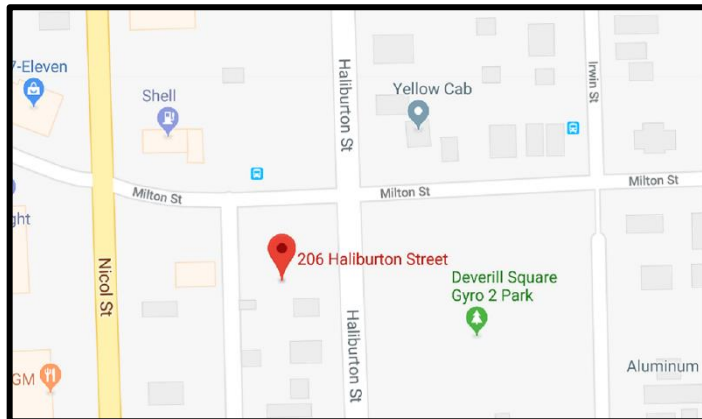
Unit 201/South Nanaimo

listed at **\$329,900** plus GST



### **Property Highlights**

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Living Space</b>     | ± 1,085 sqft                     |
| <b>Lot Size</b>         | ± 3,951 sqft                     |
| <b>Year Built</b>       | 2018 (2-5-10 home warranty)      |
| <b>Bedrooms</b>         | 3 (master with walk-in closet)   |
| <b>Bathrooms</b>        | 2 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>Open Parking</b>     | 2 car spaces with alley access   |



### **Neighbourhood Highlights**

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

Nanaimo MLS Listing ID: 447972

**Contact Us:**

Ms. Kelly Whitton (RE/MAX Nanaimo)

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See our YouTube video and learn more about Row Homes at:

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

# Features List...

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## Property Description

|             |  |
|-------------|--|
| Address     | Unit 101 & 201 - 206 Haliburton Street, Nanaimo B.C.                       |
| PID         | 008-830-037  |
| Lot Size    | ±3,951 ft <sup>2</sup> (367.1m <sup>2</sup> ) - strata zoning R5           |
| House Size  | Each home is ±1,085 ft <sup>2</sup> (100.8m <sup>2</sup> )                 |
| Car Parking | two car parking with alley access for each unit 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"> <li>❖ Whirlpool stainless with natural gas stove</li> <li>❖ ice maker in the fridge</li> <li>❖ washer &amp; dryer by Frigidaire</li> <li>❖ dishwasher, exhaust fan, fridge/freezer, oven/stove top</li> </ul> |
| 4. Backsplash - Ceramic        | <ul style="list-style-type: none"> <li>❖ kitchen's backsplash is first-quality grade ceramic by Daltile</li> <li>❖ bathroom counters also complete with ceramic backsplash</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             | 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"> <li>❖ German-made 10mm laminate flooring throughout</li> <li>❖ tile flooring in both bathrooms &amp; front foyer</li> </ul>   |
| 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"> <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>   |
| 29. Kitchen Sink & Faucets      | kitchen's sinks by Blanco and faucet by Moen (lifetime warranty)   |
| 30. 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>   |
| 31. 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>❖ over the kitchen sink, LED spot lighting</li> <li>❖ LED motion nightlight in the Ensuite bathroom</li> </ul>  |
| 32. Light Dimmer Switch         | includes smart technology Maestro LED digital dimmer   |
| 33. Natural Gas                 | gas stove and BBQ rough-in   |
| 34. Outside Deck                | both homes have their own 194 ft <sup>2</sup> deck   |
| 35. Showers                     | showers include glass doors, tub/shower combination is rod only  |
| 36. Siding                      | premium grade Gentek siding known as "Sequoia Select"  |
| 37. Skylight                    | upper floor has one skylight   |
| 38. Stair Treads - Interior     | full laminate (not carpet) for better durability and easy cleaning   |
| 39. Thermostat Controls         | digital controlled, no clicking sound, quality by Honeywell  |
| 40. Toilets (concealed trapway) | skirted for easy cleaning and a sleek look   |
| 41. USB Power Plugs             | all bedrooms and larger rooms have USB power outlets   |
| 42. Wall Safe                   | keep your valuables safe and secure  |
| 43. 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> |



The materials, specifications, details, dimensions and floorplans set out in this Features List are approximate and subject to change without notice in order to comply with building site conditions, 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 .

20-May-18



# Features & Floor Plans...

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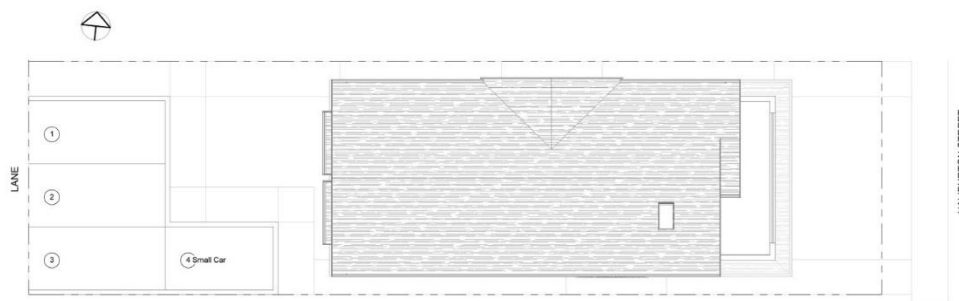
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Learn more at [LivingWageForFamilies.ca](http://LivingWageForFamilies.ca)



We are proud of our memberships and certifications:



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## Site Plan

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

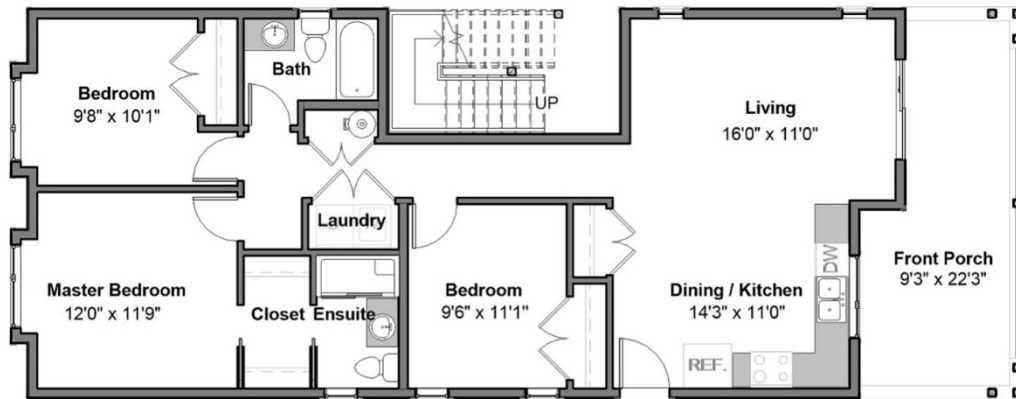
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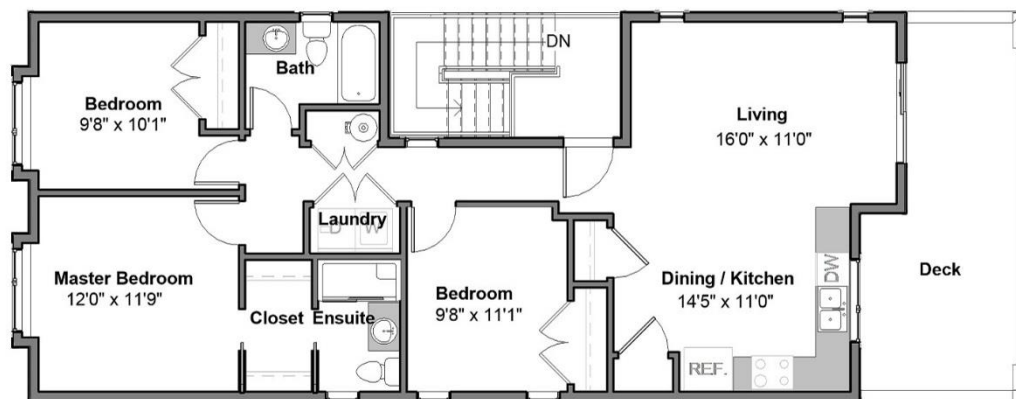
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**Main Floor Plan**  
Total area is 1,085 sq/ft  
Ceiling height is 9'  
Includes two outside parking  
#101-206 Haliburton Street, Nanaimo

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**Upper Floor Plan**  
Total area is 1,085 sq/ft  
Ceiling height is 9'  
Includes two outside parking  
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