



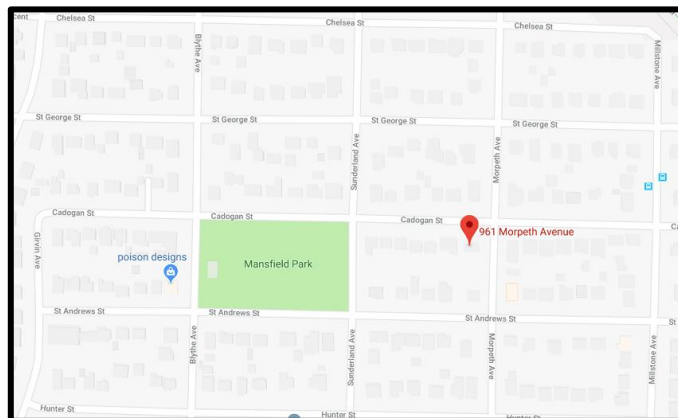
**A BUILDER  
YOU CAN TRUST**

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



## **961 Morpeth Avenue**

– Hospital District –  
New Home ➤ Open Concept  
listed at **\$524,900** plus GST



### **Property Highlights**

<b>Living Space</b>	± 1,776 sqft
<b>Lot Size</b>	± 7,739 sqft – strata lot zone R1
<b>Year Built</b>	2019 (2-5-10 home warranty)
<b>Bedrooms</b>	4 + Study/Family Room
<b>Bathrooms</b>	3 full
<b>Heating</b>	Electric with ventilation system
<b>Natural Gas</b>	Range, Fireplace & BBQ
<b>Appliances</b>	Stainless Whirlpool & Samsung
<b>Landscape</b>	Included
<b>Garage</b>	1 car garage c/w EV rough-in

### **Neighbourhood Highlights**

<b>Schools</b>	Katie's Korner Daycare	0.4 km
	Brechin Elementary	0.5 km
	Nanaimo Secondary	3.6 km
	Vancouver Isl. University	4.1 km
<b>Parks</b>	Mansfield Park	0.2 km
	Beaufort Dog Park	1.2 km
	Bowen Park	1.8 km
<b>Medical</b>	Bayview Medical Clinic	1.5 km
	Regional Hospital	1.3 km
<b>Pharmacy</b>	RX Ram	1.9 km
	Central Drugs	2.4 km
<b>Groceries</b>	Save-On-Foods	1.8 km
<b>Banks</b>	Bank of Montreal	1.0 km
	Royal Bank of Canada	2.0 km

**Nanaimo MLS Listing ID: 452305**

**Contact Us:**

Ms. Kelly Whitton (RE/MAX Nanaimo)

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



See our **You Tube** video and learn more about Row Homes at:

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

# Features List...

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## Property Description

Address	961 Morpeth Avenue, Nanaimo B.C.
PID	000-907-740
Lot Size	±7,739 ft <sup>2</sup> (719 m <sup>2</sup> ) - strata zoning R1
House Size	±2,019 ft <sup>2</sup> (187.5m <sup>2</sup> )
Car Parking	One car attached garage 243 ft <sup>2</sup> c/w Electric Vehicle charging rough-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 <i>natural gas stove</i></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. 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	<i>Grohe</i>
8. Cat-5 Wiring	roughed-in
9. Ceiling Fan	included in Master bedroom with speed control
10. Ceiling Height	<i>9' on the main floor, 8' on the upper floor</i>
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	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 lock anytime you want, quality from Kwikset
19. Door (Patio)	Double French doors leading to great outdoor patio space
20. Driveway & Side Walks	concrete finish with aggregate
21. Ensuite Radiant Heating	<i>radiant floor heating</i> under the floor tile, controls by Honeywell
22. Ensuite Countdown Timer	control humidity with this energy-saving exhaust fan controller
23. Fireplace & Mantel	<i>natural gas fireplace &amp; hardwood mantel by Pearl</i>
24. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
25. Flooring	<ul style="list-style-type: none"> <li>❖ German-made 10mm laminate flooring throughout</li> <li>❖ tile flooring in all three bathrooms &amp; front foyer (main)</li> </ul>

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26. Hallway Niche	accent lighting and wall switch
27. Heating	electric baseboard complete with <b>digital controlled</b> thermostats
28. Garage - attached (one-car)	<ul style="list-style-type: none"> <li>❖ completely finished with drywall and paint</li> <li>❖ 220 volt <b>electric charging station</b> roughed-in</li> <li>❖ opener c/w handheld remotes + outside keyless entry pad</li> </ul>
29. Hot Water Tank	48 gallon tank (8-year warranty)
30. Hydro Electric Power Meter	100 amp service & breaker panel
31. Kitchen Cabinets	<ul style="list-style-type: none"> <li>❖ made by Merit Kitchens, famous for good quality</li> <li>❖ <b>maple wood doors</b> with melamine cases</li> <li>❖ soft-closing drawers &amp; cabinet hardware [knobs] included</li> <li>❖ crown moulding, trims &amp; under cabinet lighting</li> </ul>
32. Kitchen Sink & Faucets	<ul style="list-style-type: none"> <li>❖ kitchen's sinks by Blanco, faucet by Moen (lifetime warranty)</li> <li>❖ wall mounted water <b>pot filler</b> above stove top</li> </ul>
33. 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</li> <li>❖ fencing - three sides of backyard with one gate</li> </ul>
34. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
35. 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 <b>accent lighting</b> by WAC</li> <li>❖ over the kitchen sink, LED spot lighting</li> <li>❖ LED nightlight in the Ensuite bathroom</li> </ul>
36. Natural Gas	gas stove, fireplace and <b>BBQ ready</b>
37. Showers	showers include glass doors, tub/shower combination is rod only
38. Siding	premium grade Gentek siding known as "Sequoia Select"
39. Stair Treads - Interior	<b>full laminate</b> (not carpet) for better durability and easy cleaning
40. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
41. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
42. USB Power Plugs	all bedrooms and larger rooms have <b>USB power</b> outlets
43. Vacuum System	roughed-in
44. Wall Safe	keep your valuables safe and secure
45. Windows	<ul style="list-style-type: none"> <li>❖ 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...*

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**961 Morpeth Avenue, 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!**

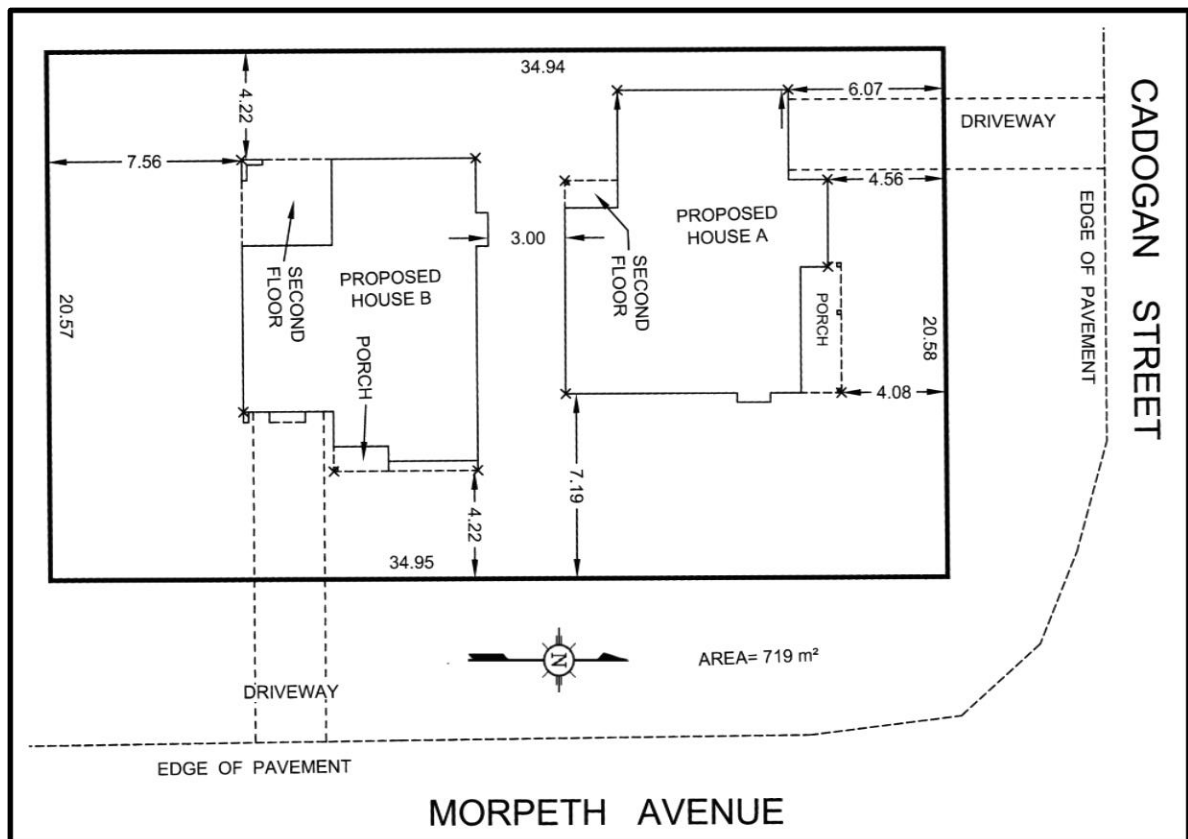
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**Sun Porch Homes** is a *Certified Living Wage Employer*  
 Learn more at [LivingWageForFamilies.ca](http://LivingWageForFamilies.ca)



We are proud of our memberships and certifications:











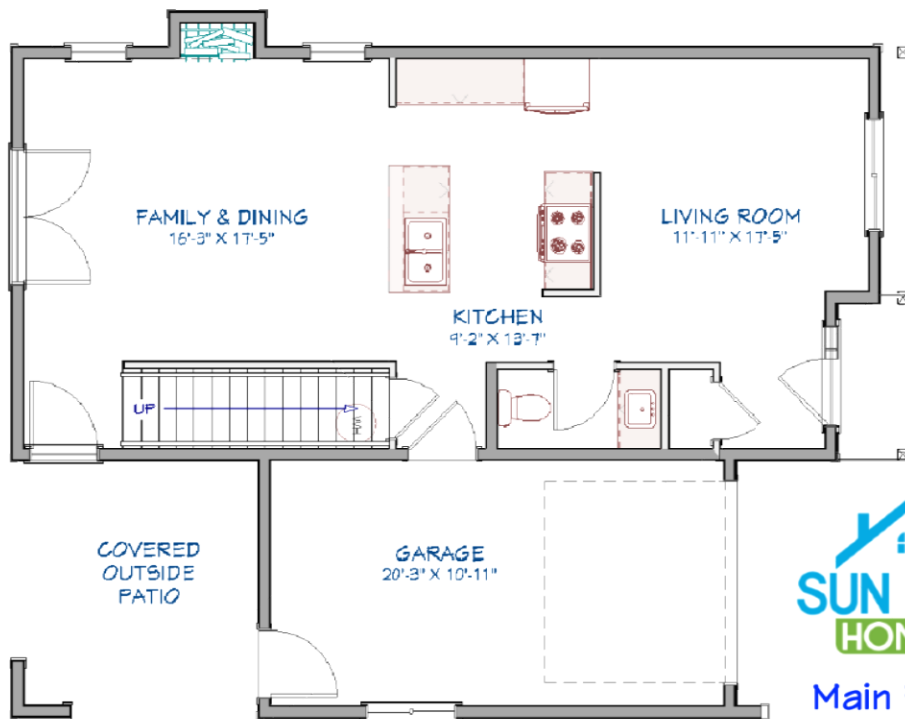

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**Main Floor Plan**

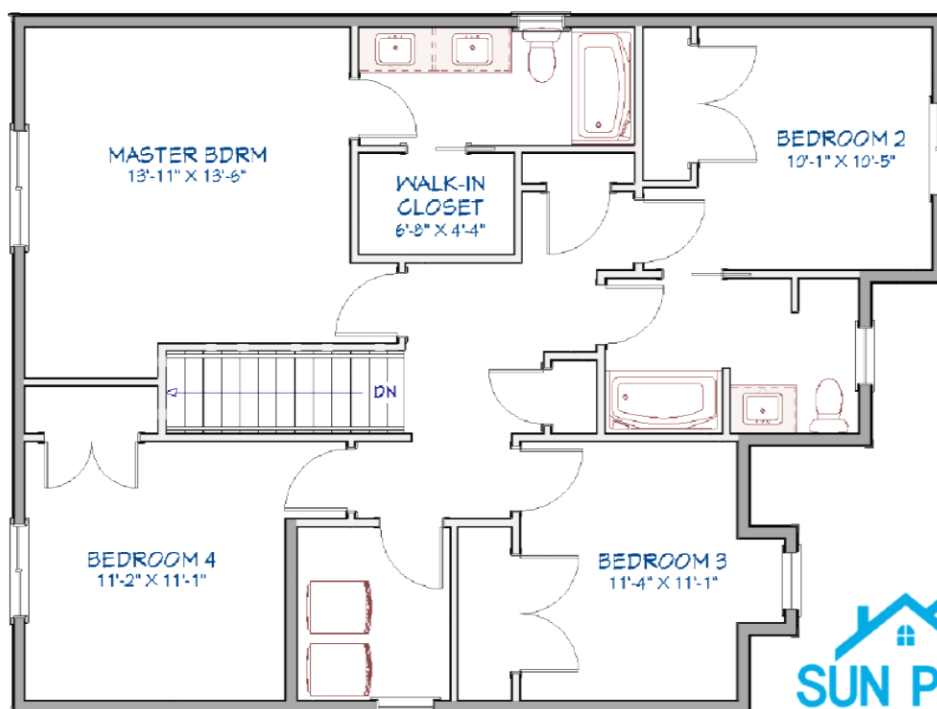
Main living is 972 sq/ft

Garage is 243 sq/ft

Ceiling height is 9'

961 Morpeth Ave, Nanaimo

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.



**Upper Floor Plan**

Living area is 1,047 sq/ft

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