



**A BUILDER
YOU CAN TRUST**

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

6180 SHORELINE Dr.

North Nanaimo – Home with 1 Bedroom Suite
listed at **\$869,000** plus GST



Property Highlights

House Size	± 3,502 sqft
Lot Size	± 5,385 sqft
Year Built	2018 (2-5-10 home warranty)
Bedrooms	5 (master with walk-in closet)
Bathrooms	4 full
Heating – main	Natural gas c/w heat pump R/I
Heating – suite	Electric
Appliances	Kitchen Aid black stainless steel
Landscape	Included
Garage	2 car attached garage

Neighbourhood Highlights

Schools	Rutherford Elementary	0.6 km
	Dover Bay Secondary	1.1 km
	Vancouver Isl. University	14.0 km
Parks	Parkway – next to house	0.0 km
	Sealand	0.1 km
	Cathedral Grove	1.5 km
Medical	Caledonian Clinic	1.1 km
	Regional Hospital	9.6 km
Pharmacy	London Drugs	2.5 km
Groceries	Thrifty Foods	2.2 km
	Woodgrove Center	2.2 km
	Costco	3.3 km
Banks	TD Canada Trust	2.1 km
	CIBC	1.9 km

Nanaimo MLS Listing ID: 442292 

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...

**A BUILDER
YOU CAN TRUST**

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

Property Description

Address	6180 Shoreline Drive, Nanaimo B.C.
PID	029-184-177
Lot Size	±5,385 ft ² (500.3m ²)
House Size	±3,502 ft ² (325.3m ²) includes two-car garage (463 ft ²)
Living Space	Main House is ±2,422 ft ² and Legal Secondary Suite ±617 ft ²

Item

Description

1. Address Sign	floating aged bronze house numbers
2. Appliances - Main House	<ul style="list-style-type: none">❖ Kitchen Aid black stainless steel with natural gas stove❖ washer & dryer by Samsung with steam wash & dry technology❖ dishwasher, exhaust fan, fridge/freezer, wall oven
3. 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
4. Backsplash	ceramic backsplash in all bathrooms and kitchens
5. Bathroom Accessories	Kohler towel racks, toilet paper holder included
6. Bathroom Mirrors	included
7. Bathroom Tap-sets	Grohe & Riobel
8. Blinds (Windows)	included in Suite
9. Cat-5 Wiring	roughed-in
10. Ceiling Fan	included in Master bedroom with speed control
11. Ceiling Height	9' on both floors main house, 8' for Suite
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	<ul style="list-style-type: none">❖ hanger rod and top wire shelf in Suite and bedrooms❖ master walk-in John Lewis Home red mahogany closet system
15. Countertops	<ul style="list-style-type: none">❖ granite upper bathrooms, kitchen c/w waterfall on kitchen island❖ Suite is post-form laminate
16. Driveway & Side Walks	concrete finish with aggregate
17. Door (Front)	easily rekeyed anytime you want, quality from Kwikset
18. Fireplace	Napoleon natural gas fireplace in living room
19. Flat Screen TV Ready	in-wall power plug & HDMI cable ports (hides wires in wall)
20. Flooring	<ul style="list-style-type: none">❖ engineered hardwood in main, German-made laminate in suite❖ tile flooring in all four bathrooms and & foyer of Suite❖ radiant in floor heating main house three bathrooms
21. Heating	<ul style="list-style-type: none">❖ Daiken natural gas furnace, variable speed 96% AFUE❖ heat pump roughed-in, add \$5,000 for heat pump installation❖ Suite is electric baseboard
22. Garage (two-car)	opener c/w two handheld remotes + outside keyless entry pad

Features List...

**A BUILDER
YOU CAN TRUST**

- ✔ exceptional value
- ✔ impressive design
- ✔ quality construction

23. Hot Water Tanks	<ul style="list-style-type: none">❖ main house is Navien on-demand hot water heater❖ Suite has a 40 gallon tank (8-year warranty)
24. Hydro Electric Power Meter	two power meters (total is 200 amp service)
25. Kitchen Cabinets	<ul style="list-style-type: none">❖ made by Merit Kitchens, famous for good quality❖ Cosmopolitan slab/maple wood doors with plywood cases❖ soft-closing drawers❖ cabinet hardware [knobs] included❖ crown moulding, trims & under cabinet lighting
26. Sinks & Faucets	<ul style="list-style-type: none">❖ Duravit in bathrooms, kitchen is Blanco undermount granite❖ pot filler tap over 5 burner natural gas stove
27. Landscaping	<ul style="list-style-type: none">❖ the front yard is low-maintenance with a glacier rock theme❖ the backyard is top soil❖ fencing - two sides of yard
28. Light Fixtures	<ul style="list-style-type: none">❖ name brand Progress Lighting & DVI 3-light flush mount❖ main kitchen and dining are lit by Kuzco❖ premium light and ceiling fan in master (Casa Vieja)❖ interior stair accent lighting by WAC
29. Light Dimmer Switches	smart technology Maestro LED digital dimmers
30. Shower	<ul style="list-style-type: none">❖ master Ensuite walk-in shower c/w Moen teak shower seat❖ Ensuite c/w roman tub, upper bathroom tub shower combination❖ Suite shower includes surround glass door
31. Siding	<ul style="list-style-type: none">❖ premium grade, low maintenance Sequoia Select by Gentek❖ Western Red Cedar corbels' and Craftsman outlookers❖ extensive use of exterior wood trim❖ rock work on exterior of main house facing Park St.
32. Skylight	main house two skylights, one in Suite
33. Stair Treads - Interior	9' on both floors main house, 8' for Suite
34. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
35. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
36. USB Power Plugs	all bedrooms and larger rooms have USB power outlets
37. Vacuum System	roughed-in
38. Wall Safe	keep your valuables safe and secure
39. 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...

**A BUILDER
YOU CAN TRUST**

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



Features & Floor Plans...

**A BUILDER
YOU CAN TRUST**

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



Features & Floor Plans...

**A BUILDER
YOU CAN TRUST**

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



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



We are proud of our memberships and certifications:



*Check out our new video tour of
6180 Shoreline Drive, Nanaimo*

https://youtu.be/BB2NH-d_YqY



6180 Shoreline Drive, Nanaimo

Features & Floor Plans...

**A BUILDER
YOU CAN TRUST**

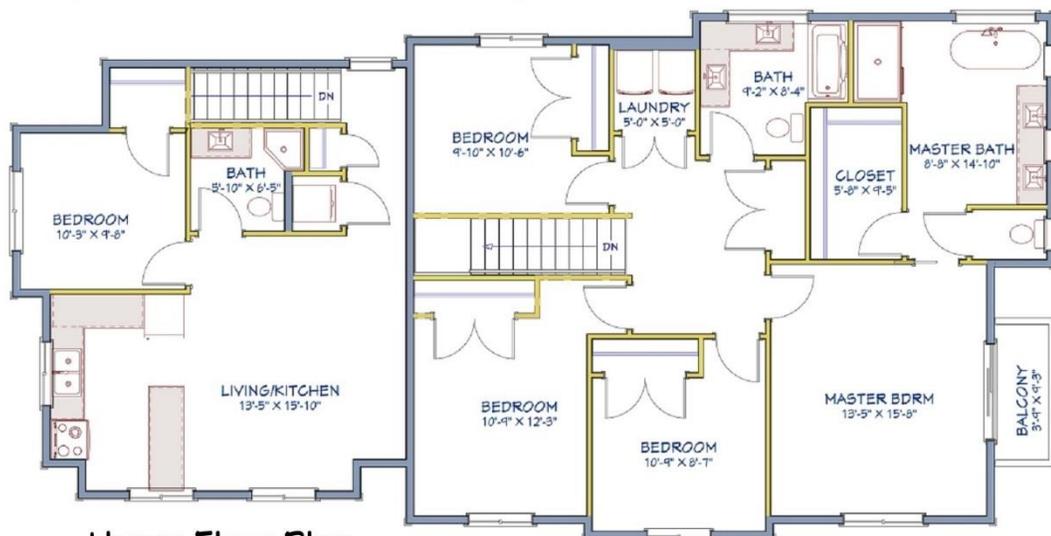
- ✓ exceptional value
- ✓ impressive design
- ✓ quality construction

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.



Main Floor Plan
 Total area is 1,756 sq/ft
 Living area is 1,293 sq/ft + garage 463 sq/ft
 Ceiling height is 9'
 6180 Shoreline Drive, 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



Total living area is 1,746 sq/ft
 Main living area is 1,129 sq/ft
 One bedroom suite is 617 sq/ft
 Ceiling height is 9'
 6180 Shoreline Drive, Nanaimo

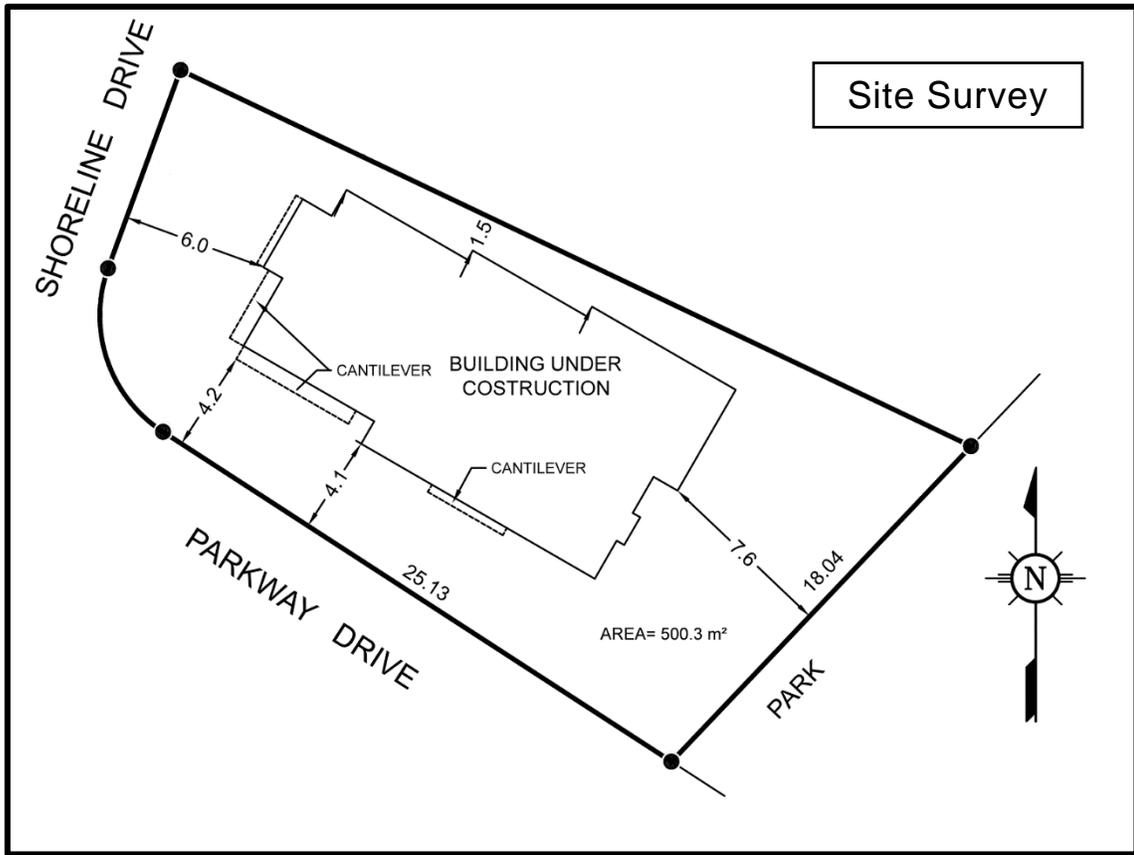


6180 Shoreline Drive, Nanaimo

Features & Floor Plans...

**A BUILDER
YOU CAN TRUST**

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



The front of this home faces a tranquil park and is only a few steps away from a “hidden” children’s outdoor park (Parkway Park).