



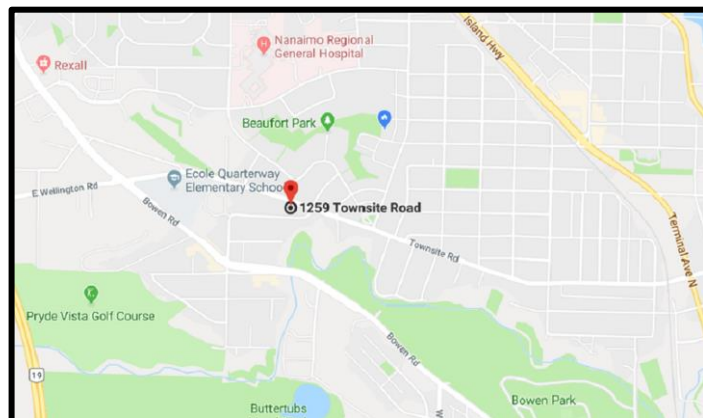
**A BUILDER  
YOU CAN TRUST**

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



## **1259 Townsite Road**

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



### **Property Highlights**

<b>Living Space</b>	± 2,463 sqft (c/w 2 bed suite)
<b>Lot Size</b>	± 5,110 sqft
<b>Year Built</b>	2019 (2-5-10 home warranty)
<b>Bedrooms</b>	6 + Flex Room
<b>Bathrooms</b>	4 full
<b>Heating</b>	Electric with ventilation system
<b>Outside Deck</b>	± 12x12' (± 148 sqft)
<b>Appliances</b>	Stainless Whirlpool & Samsung
<b>Landscape</b>	Included
<b>Garage</b>	2 car garage c/w EV rough-in

### **Neighbourhood Highlights**

<b>Schools</b>	Katie's Korner Daycare	1.2 km
	Quarterway Elementary	0.8 km
	Nanaimo Secondary	3.0 km
	Vancouver Isl. University	3.5 km
<b>Parks</b>	Bowen Park	0.2 km
	Beaufort Dog Park	0.3 km
	Caledonia Park	1.8 km
<b>Medical</b>	Medical Arts	3.7 km
	Regional Hospital	0.5 km
<b>Pharmacy</b>	Central Drugs	0.9 km
	Pharma-save	1.3 km
<b>Groceries</b>	Save-On-Foods	2.4 km
<b>Banks</b>	Bank of Montreal	1.9 km
	Royal Bank of Canada	2.1 km

Nanaimo MLS Listing ID: 448384

**Contact Us:**

Ms. Kelly Whitton (RE/MAX Nanaimo)

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

**www.SunPorchHomes.com**

# Features List...

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Property Description	
Address	1259 Townsite Road, Nanaimo B.C.
PID	005-763-185
Lot Size	±5,110 ft <sup>2</sup> (474.7 m <sup>2</sup> )
House Size	±2,876 ft <sup>2</sup> (267.2m <sup>2</sup> ) includes two-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±1,845 ft <sup>2</sup> and Legal Secondary Suite ±618 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 <b>natural gas stove</b></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 Electrolux</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	<b>Grohe</b>
8. Cat-5 Wiring	roughed-in
9. Ceiling Fan	included in Master bedroom with speed control
10. Ceiling Height	8' on the main floor, <b>9' on the upper floor</b>
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	top 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 anytime you want, quality from Kwikset
19. Driveway & Side Walks	concrete finish with aggregate
20. Ensuite Radiant Heating	<b>radiant floor heating</b> under the floor tile, controls by Honeywell
21. Ensuite Countdown Timer	control humidity with this energy-saving exhaust fan controller
22. Family/Media Room	complete with <b>media room bar sink</b> and counter top for entertaining
23. Fireplace & Mantel	natural gas <b>fireplace &amp; hardwood mantel</b> by Pearl
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 four bathrooms &amp; front foyer (main)</li> </ul>
26. Hallway Niche	accent lighting and wall switch
27. Heating	electric baseboard complete with <b>digital controlled</b> thermostats

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28. Garage (two-car)	<ul style="list-style-type: none"> <li>❖ completely finished with drywall and paint</li> <li>❖ 220 volt electric <b>vehicle charging station</b> (2) - roughed-in</li> <li>❖ opener c/w two handheld remotes + outside keyless entry pad</li> </ul>
29. Hot Water Tanks	main house is 60 gallons, Suite is 40 gallon tank (8-year warranty)
30. Hydro Electric Power Meter	two power meters (total is 200 amp service)
31. Kitchen Backsplash	kitchen's backsplash is first-quality grade ceramic by Daltile
32. 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>
33. 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>
34. 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>
35. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
36. 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 motion nightlight in the Ensuite bathroom</li> </ul>
37. Natural Gas	gas stove and <b>BBQ ready</b>
38. Outside Covered Deck	<ul style="list-style-type: none"> <li>❖ 148 ft<sup>2</sup> with outside stairs to back yard, complete with railings</li> <li>❖ ceiling fan above deck to keep you cool during summer days</li> </ul>
39. Shower Doors	showers include glass doors, tub/shower combination is rod only
40. Siding & Soffits	<ul style="list-style-type: none"> <li>❖ premium grade Gentek siding known as "Sequoia Select"</li> <li>❖ Craftsmans style look with soffit's airflow perforations hidden</li> </ul>
41. Skylight (three)	one in the main kitchen & suite kitchen, one in suite's bathroom
42. Stair Treads - Interior	<b>full laminate</b> (not carpet) for better durability and easy cleaning
43. Thermostat Controls	digital controlled, no clicking sound, quality by Honeywell
44. Toilets (concealed trapway)	skirted for easy cleaning and a sleek look
45. USB Power Plugs	all bedrooms and larger rooms have <b>USB power</b> outlets
46. Vacuum System	roughed-in
47. Wall Safe	keep your valuables safe and secure
48. 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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**1259 Townsite Road, 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!**

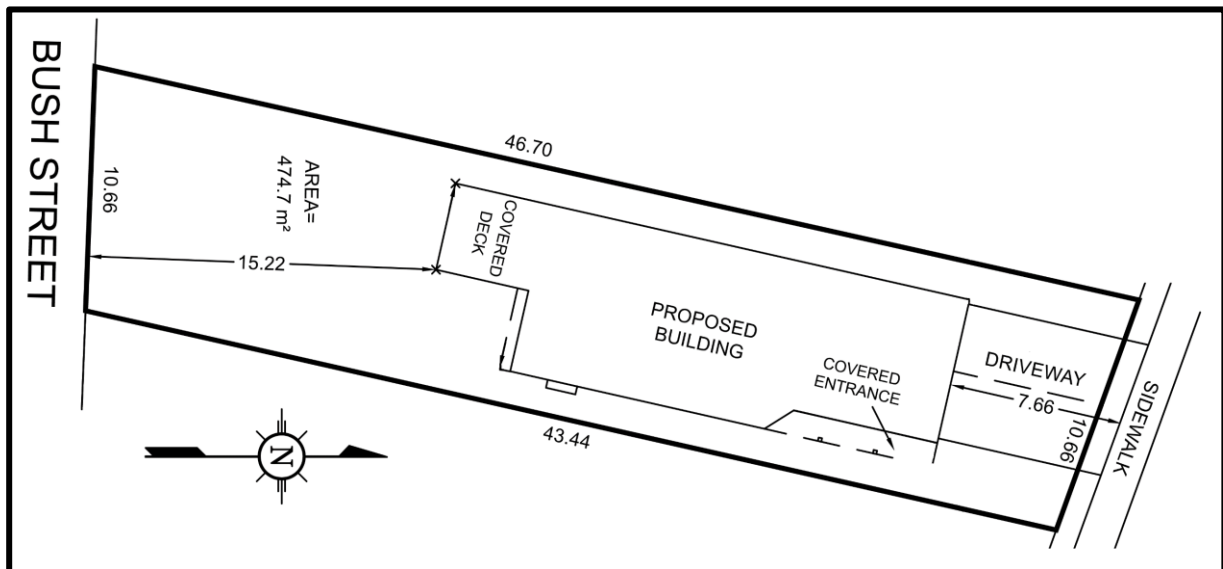
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**SUN PORCH HOMES LTD.**

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:

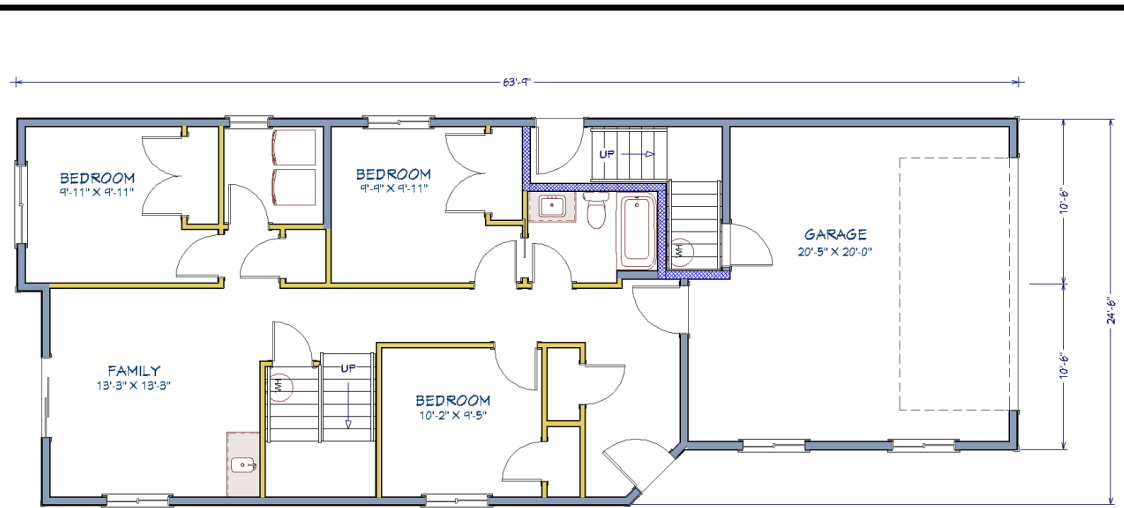
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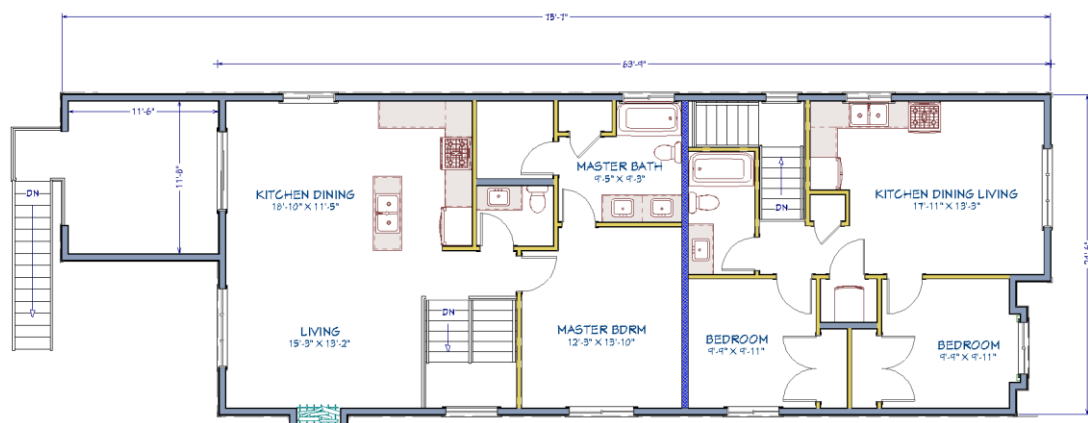
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The materials, specifications, details, dimensions and floorplans are approximate and are subject to change without notice in order to comply with building site conditions and municipal, structural and Seller and/or architectural requirements. The 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**  
Main living area is 1,040 sq/ft  
Garage is 413 sq/ft  
1259 Townsite Road, Nanaimo



**Upper Floor Plan**  
Living area is 1,423 sq/ft  
Main living area is 805 sq/ft  
Two bedroom suite is 618 sq/ft  
Ceiling height is 9'  
Outside covered deck is 148 sq/ft  
1259 Townsite Road, Nanaimo

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