



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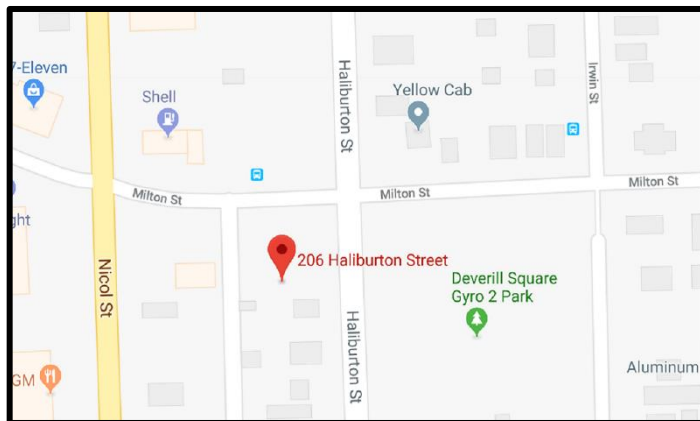
- ✓ exceptional value
- ✓ impressive design
- ✓ quality construction



**206 Haliburton St.**

– South Nanaimo –  
Up & Down Duplex

listed from **\$349,900** 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: 439857

**Contact Us:**

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



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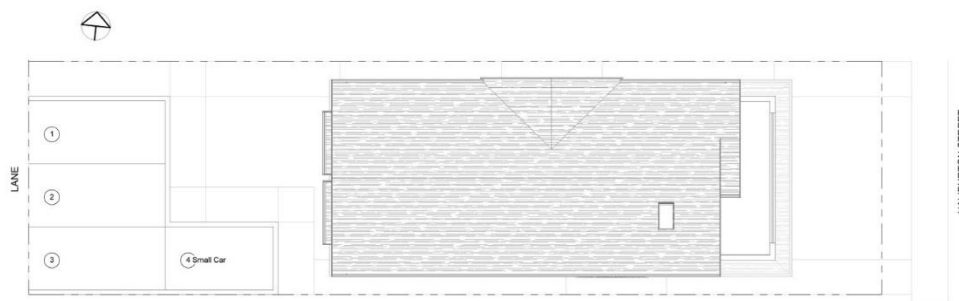
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Learn more at [LivingWageForFamilies.ca](http://LivingWageForFamilies.ca)



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

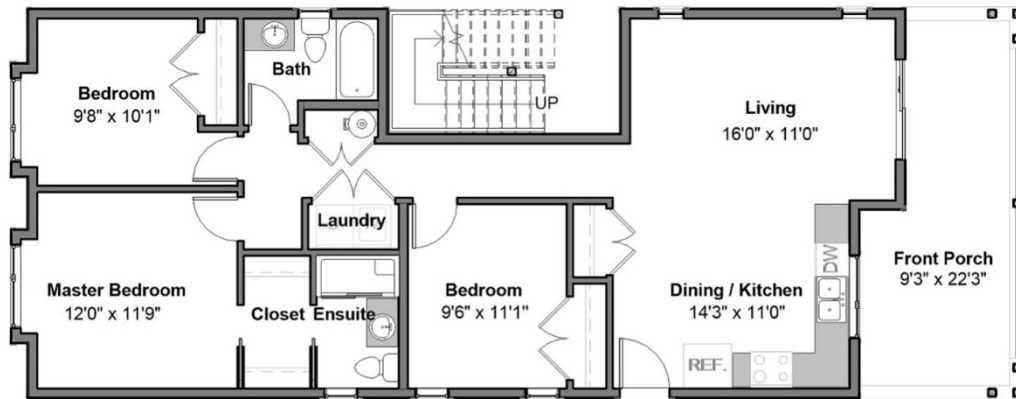
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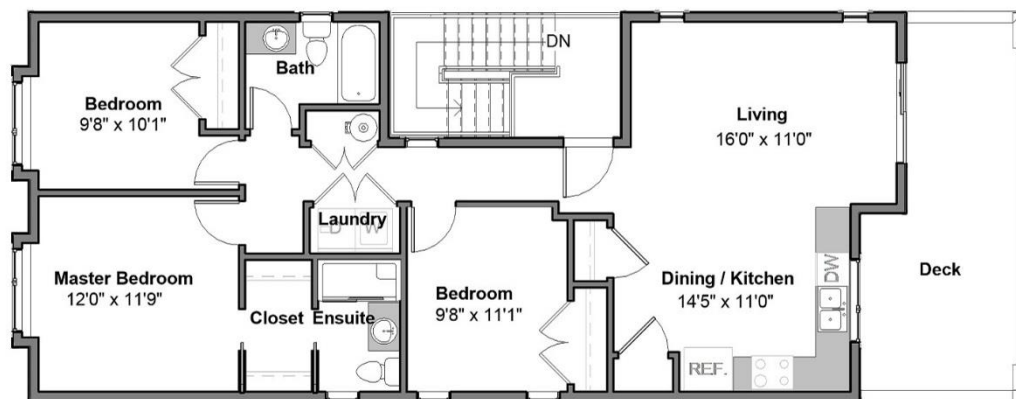
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**Main Floor Plan**  
Total area is 1,085 sq/ft  
Ceiling height is 9'  
Includes two outside parking  
#101-206 Haliburton Street, Nanaimo

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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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