



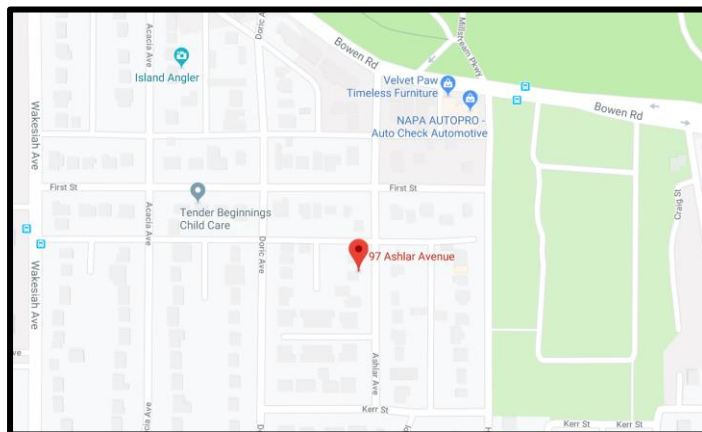
**A BUILDER
YOU CAN TRUST**

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



97 Ashlar Avenue

– University District –
New Home with 2 Bed Suite
listed at **\$629,500** plus GST



Property Highlights

Living Space	± 2,518 sqft (c/w 2 bed suite)
Lot Size	± 4,204 sqft
Year Built	2019 (2-5-10 home warranty)
Bedrooms	6 + Flex Room
Bathrooms	4 full
Heating	Electric with ventilation system
Covered Deck	± 10.5x9.9' (± 115 sqft)
Appliances	Stainless Whirlpool & Samsung
Landscape	Included
Detached Garage	1 car garage c/w EV rough-in

Neighbourhood Highlights

Schools	Tender Beginning Daycare	0.2 km
	Fairview Elementary	0.5 km
	Nanaimo Secondary	1.3 km
	Vancouver Isl. University	1.5 km
Parks	Bowen Park	0.1 km
	Buttertubs Marsh Park	1.4 km
	Downtown waterfront	1.7 km
Medical	LifeLabs Medical Lab	2.2 km
	Regional Hospital	1.8 km
Pharmacy	Shoppers Drug Mart	1.6 km
	Pharmasave	3.2 km
Groceries	University Mall	2.0 km
Banks	TD Bank	1.5 km
	Royal Bank of Canada	1.9 km

Nanaimo MLS Listing ID: 462058

Contact Us:

Ms. Kelly Whitton (RE/MAX Nanaimo)

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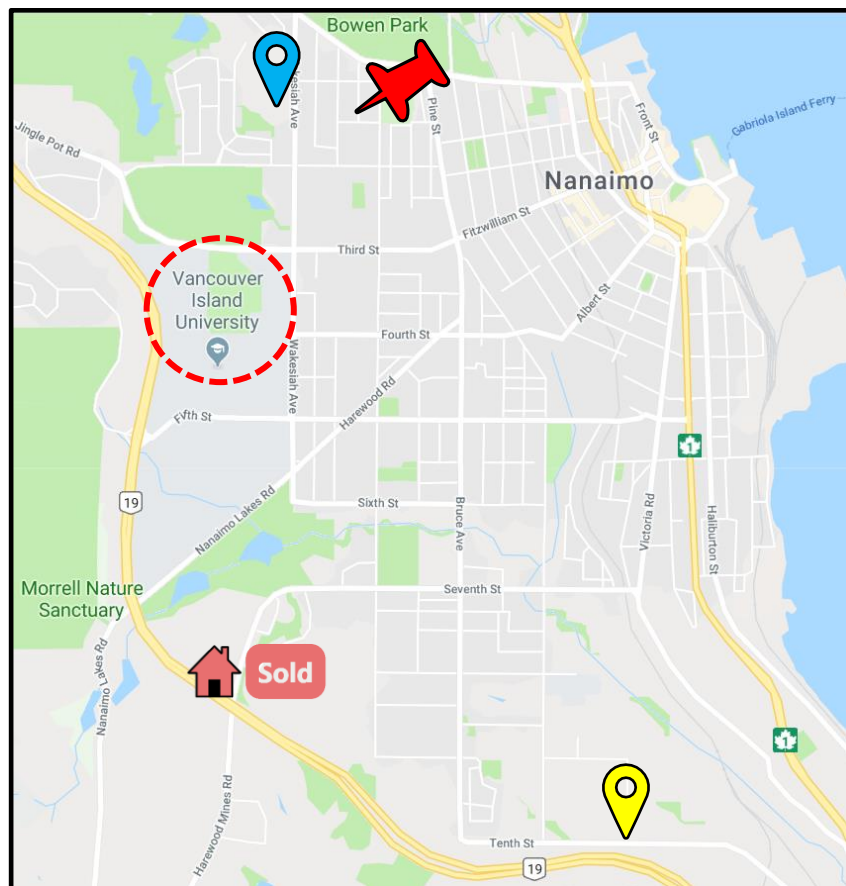






See our YouTube video 'Quality Features, More Value' at:

www.SunPorchHomes.com

New Homes with Suite – South Nanaimo

Comparable Values and Locations



Location	Address	List Price	Living Space	\$/sqft	km to VIU*
	97 Ashlar Avenue	\$629,500	2,518 sqft	\$250.00	±1.5km
	416 10 th Street	\$609,000	2,483 sqft	\$245.27	
	477 Silver Mountain	\$599,900	2,437 sqft	\$246.16	
	420 10 th Street	\$599,900	2,430 sqft	\$246.87	±3.8km
	412 10 th Street	\$599,900	2,334 sqft	\$257.03	
	408 10 th Street	\$624,900	2,430 sqft	\$257.16	
	709 Southland Way	\$624,900	2,362 sqft	\$264.56	±2.5km
	583 Lance Place	\$659,900	2,569 sqft	\$256.87	
	599 Lance Place	\$659,900	2,559 sqft	\$257.87	±1.8km
	588 Lance Place	\$657,900	2,480 sqft	\$265.28	

*Distance to Vancouver Island University



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Features List...

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Property Description	
Address	97 Ashlar Ave, Nanaimo B.C.
PID	007-374-356
Lot Size	±4,204 ft ² (390.6 m ²)
House Size	±2,746 ft ² (255m ²) includes one-car garage, c/w EV charging roughed-in
Living Space	Upper Floor/Media Room ±1,825 ft ² , Legal Secondary Suite ±693 ft ²

Item	Description
1. Address Sign	floating brushed nickel numbers
2. Air Exchanger	included
3. Appliances - Main House	<ul style="list-style-type: none"> ❖ Whirlpool stainless with natural gas stove ❖ ice maker in the fridge ❖ washer & dryer by Samsung with steam wash & dry technology ❖ dishwasher, exhaust fan, fridge/freezer, oven/stove top
4. Appliances - Authorized Suite	<ul style="list-style-type: none"> ❖ all appliances are Frigidaire stainless ❖ washer & dryer by Electrolux ❖ dishwasher, microwave/exhaust fan, fridge/freezer, over/stove top
5. Bathroom Accessories	Kohler towel racks, toilet paper holder included
6. Bathroom Mirrors	included
7. Bathroom Tap-sets	Grohe
8. Cat-5 Wiring	roughed-in
9. Ceiling Fan	included in Master bedroom with speed control
10. Ceiling Height	8' main floor, 9' upper floor
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	radiant floor heating 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 media room bar sink and counter top for entertaining
23. Fireplace & Mantel	natural gas fireplace & hardwood mantel by Pearl
24. Flat Screen TV Ready	in-wall power plug & CAT 5 in living room
25. Flooring	<ul style="list-style-type: none"> ❖ German-made 10mm laminate flooring throughout ❖ tile flooring in all four bathrooms & front foyer (main)
26. Hallway Niche	accent lighting and wall switch
27. Heating	electric baseboard complete with digital controlled thermostats

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28. Detached Garage, ±228 ft ²	<ul style="list-style-type: none"> ❖ completely finished with drywall and paint ❖ 220 volt electric vehicle charging station roughed-in ❖ opener c/w two handheld remotes + outside keyless entry pad
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"> ❖ made by Merit Kitchens, famous for good quality ❖ maple wood doors with melamine cases ❖ soft-closing drawers & cabinet hardware [knobs] included ❖ crown moulding, trims & under cabinet lighting
33. Kitchen Sink & Faucets	<ul style="list-style-type: none"> ❖ kitchen's sinks by Blanco, faucet by Moen (lifetime warranty) ❖ wall mounted water pot filler above stove top
34. Landscaping	<ul style="list-style-type: none"> ❖ the front yard is low-maintenance with a glacier rock theme ❖ the backyard is top soil ❖ fencing - three sides of backyard with one gate
35. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
36. Light Fixtures	<ul style="list-style-type: none"> ❖ name brand Progress Lighting & DVI 3-light flush mount ❖ premium light and ceiling fan in master (Casa Vieja) ❖ interior stair accent lighting by WAC ❖ over the kitchen sink, LED spot lighting ❖ LED nightlight in the Ensuite bathroom
37. Natural Gas	gas stove and BBQ ready
38. Outside Covered Decks	<ul style="list-style-type: none"> ❖ Back deck ±115 ft² with mountain views ❖ ceiling fan above deck to keep you cool during summer days ❖ ±85 ft² covered front porch promotes an old-time sense of community
39. Shower Doors	showers include glass doors, tub/shower combination is rod only
40. Siding & Soffits	<ul style="list-style-type: none"> ❖ premium grade Gentek siding known as "Sequoia Select" ❖ Craftsmans style look with soffit's airflow perforations hidden
41. Skylight (two)	one in the main living room & Master bathroom
42. Stair Treads - Interior	full laminate (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 USB power outlets
46. Vacuum System	roughed-in
47. Wall Safe	keep your valuables safe and secure
48. Windows	<ul style="list-style-type: none"> ❖ 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...

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97 Ashlar 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!

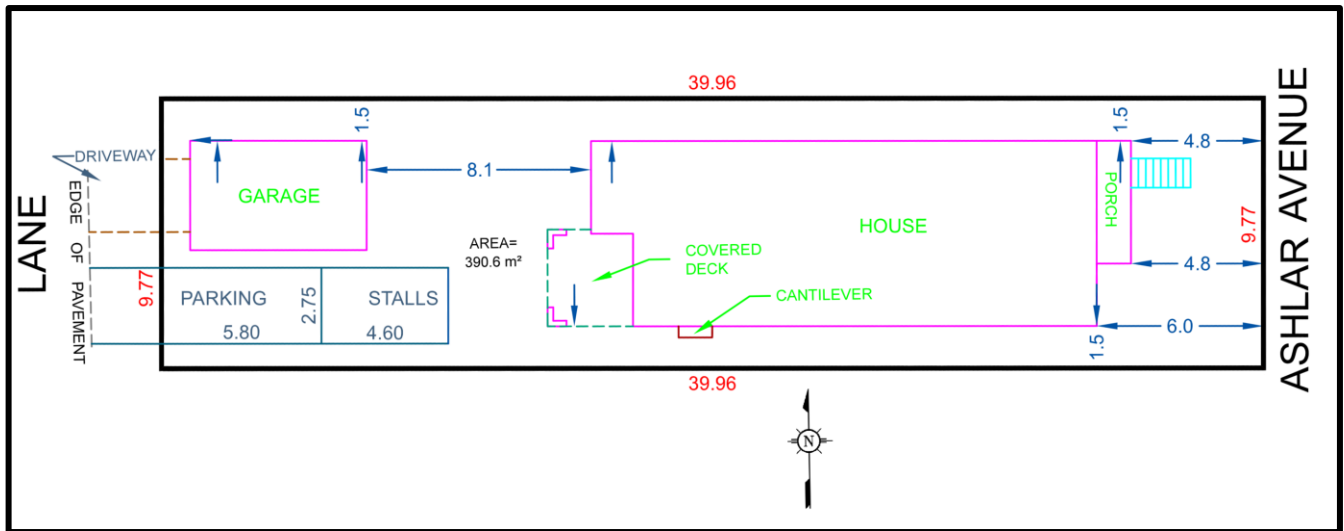
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Sun Porch Homes is a *Certified Living Wage Employer*
Learn more at LivingWageForFamilies.ca

 **living wage employer**

We are proud of our memberships and certifications:



BBB
ACCREDITED
BUSINESS



Homeowner
Protection Office



CHBA BC
CERTIFIED
RESIDENTIAL
BUILDING
COMPANY



2-5-10
Year Warranty



CHBA BC
MASTER
RESIDENTIAL
BUILDER



Pacific
HOME WARRANTY



CHBA BC
CERTIFIED
HOUSING
PROFESSIONAL



CHBA
Member



CHBA BC
CERTIFIED
RENOVATION
PROFESSIONAL



GREATER NANAIMO
CHAMBER OF
COMMERCE
BETTER COMMUNITY THROUGH BETTER BUSINESS

Sun Porch Homes
provides 225 in-school meals per
month to Nanaimo's children in need!



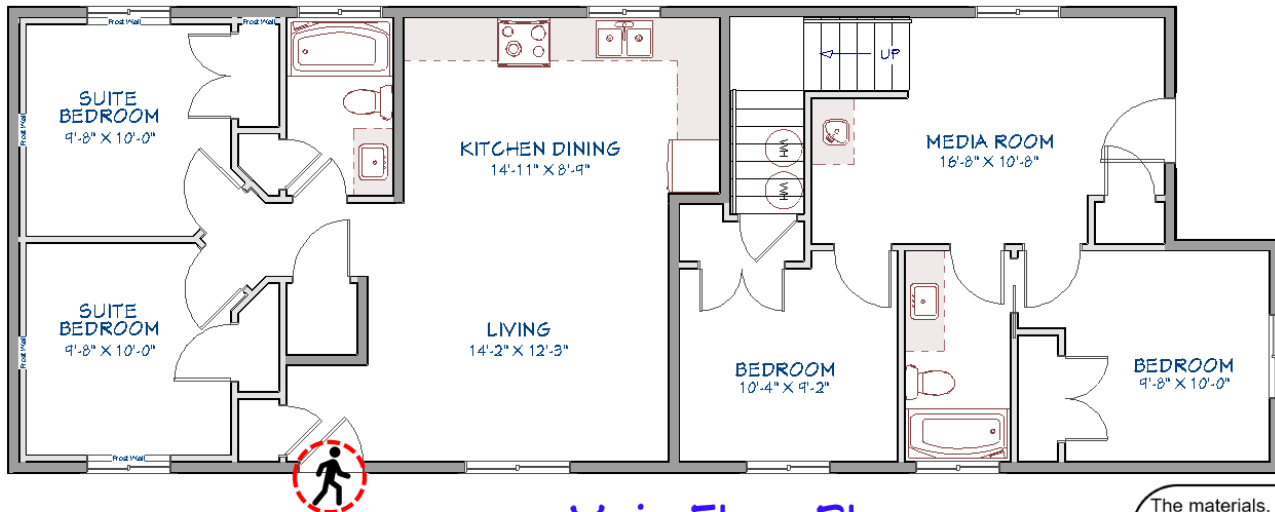
Breakfast
CLUB
of Canada

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Main Floor Plan

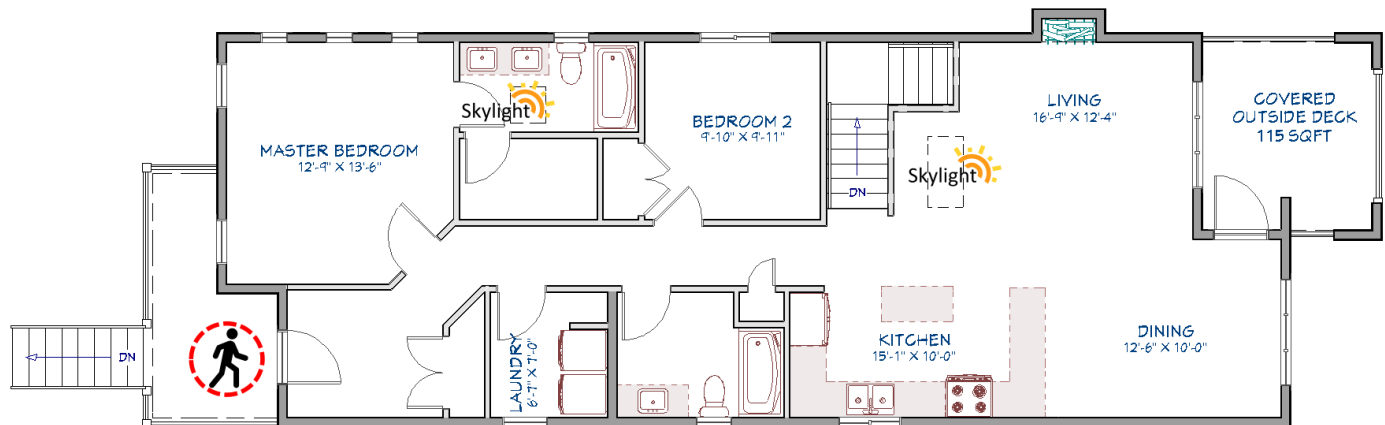
Total living area is 1,268 sqft

Main living area is 575 sqft

Two bedroom suite is 693 sqft

97 Ashlar Avenue, Nanaimo

The materials, specifications, details, dimensions and floor-plans 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 as deemed necessary or appropriate by the Seller.



Upper Floor Plan

Living area is 1,250 sqft

Ceiling height is 9'

Outside covered deck is 115 sqft

Detached one car garage is 228 sqft

97 Ashlar Avenue, Nanaimo

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