



**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

2190 Salmon Road

– University District –
New Home ➤ Open Concept
listed at **\$844,900** plus GST



Property Highlights

Living Space	± 1,907 sqft
Lot Size	± 9,073 sqft – strata lot zone R1
Year Built	2022 (2-5-10 home warranty)
Bedrooms	4 + Open Study
Bathrooms	2 full, 1 half
Heating	Electric with ventilation system
Natural Gas	Range, Fireplace & BBQ
Appliances	Stainless Whirlpool & Samsung
Landscape	Included
Garage	1 car garage c/w EV rough-in

Neighbourhood Highlights

Schools	Green Trails Montessori	2.5 km
	Mountain View Element.	3.3 km
	Nanaimo Secondary	2.2 km
	Vancouver Isl. University	3.1 km
Parks	Buttertubs Marsh	2.0 km
	Nanaimo Aquatic Center	2.6 km
	Westwood Lake	1.7 km
Medical	Cline Medical Center	1.4 km
	Regional Hospital	3.3 km
Pharmacy	Pharmasave	3.5 km
	Rexall	2.9 km
Groceries	Country Grocer	3.0 km
Banks	TD Trust	2.9 km
	RBC Royal Bank	4.0 km

Nanaimo MLS Listing ID: 890000

Contact Us:

Ms. Kelly Whitton (RE/MAX Nanaimo)

Phone 250.933.5333  kelly@theVlpropertyGirl.com



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

www.SunPorchHomes.com

Features List...

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Property Description

Address	2190 Salmon Road, Nanaimo B.C.
PID	001-141-775
Lot Size	±9,073 ft ² (843 m ²) - strata zoning R1
House Size	±1,907 ft ² (177.1m ²)
Car Parking	One car attached garage ±243 ft ² 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">❖ 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. Backsplash - Ceramic	<ul style="list-style-type: none">❖ kitchen's backsplash is first-quality grade ceramic by Daltile❖ bathroom counters also complete with ceramic backsplash
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	9' on the main floor , 8' on the 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	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. 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. Fireplace & Mantel	natural gas fireplace & hardwood mantel by Pearl
23. Flat Screen TV Ready	in-wall power plug
24. Flooring	<ul style="list-style-type: none">❖ Hi-definition hardwood designed luxury vinyl flooring. Waterproof, with noise reducing backing & Life-time Warranty. Healthy certified❖ tile flooring in all three bathrooms & front foyer (main)

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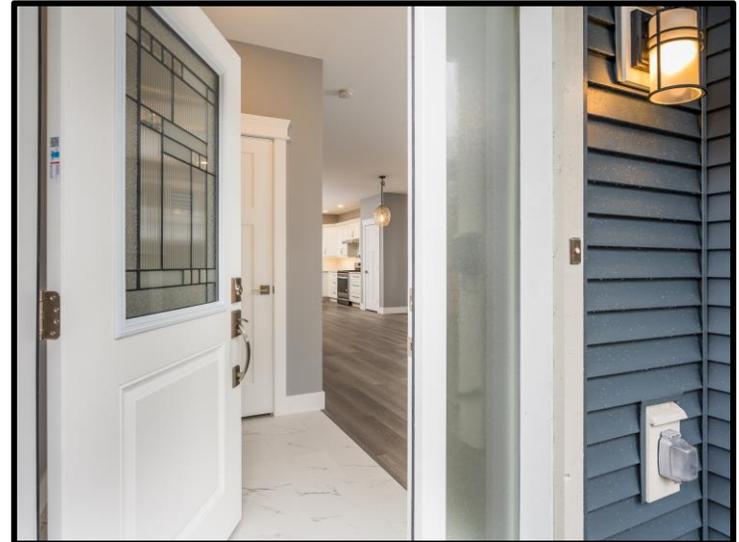
25. Hallway Niche	accent lighting and wall switch
26. Heating	electric baseboard complete with digital controlled thermostats
27. Garage - attached (one-car)	<ul style="list-style-type: none">❖ completely finished with drywall and paint❖ 220 volt electric charging station roughed-in❖ opener c/w one handheld remote + outside keyless entry pad
28. Hot Water Tank	48 gallon tank (8-year warranty)
29. Hydro Electric Power Meter	100 amp service & breaker panel
30. 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
31. 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
32. 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
33. Light Dimmer Switches	includes two smart technology Maestro LED digital dimmers
34. 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
35. Natural Gas	gas stove, fireplace and BBQ ready
36. Showers	showers include glass doors, tub/shower combination is rod only
37. Siding	premium grade Gentek siding known as "Sequoia Select"
38. Skylights	located in the Open Study Area
39. Stair Treads - Interior	full luxury vinyl (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 USB power outlets
43. Vacuum System	roughed-in
44. Wall Safe	keep your valuables safe and secure
45. 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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2190 Salmon 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!

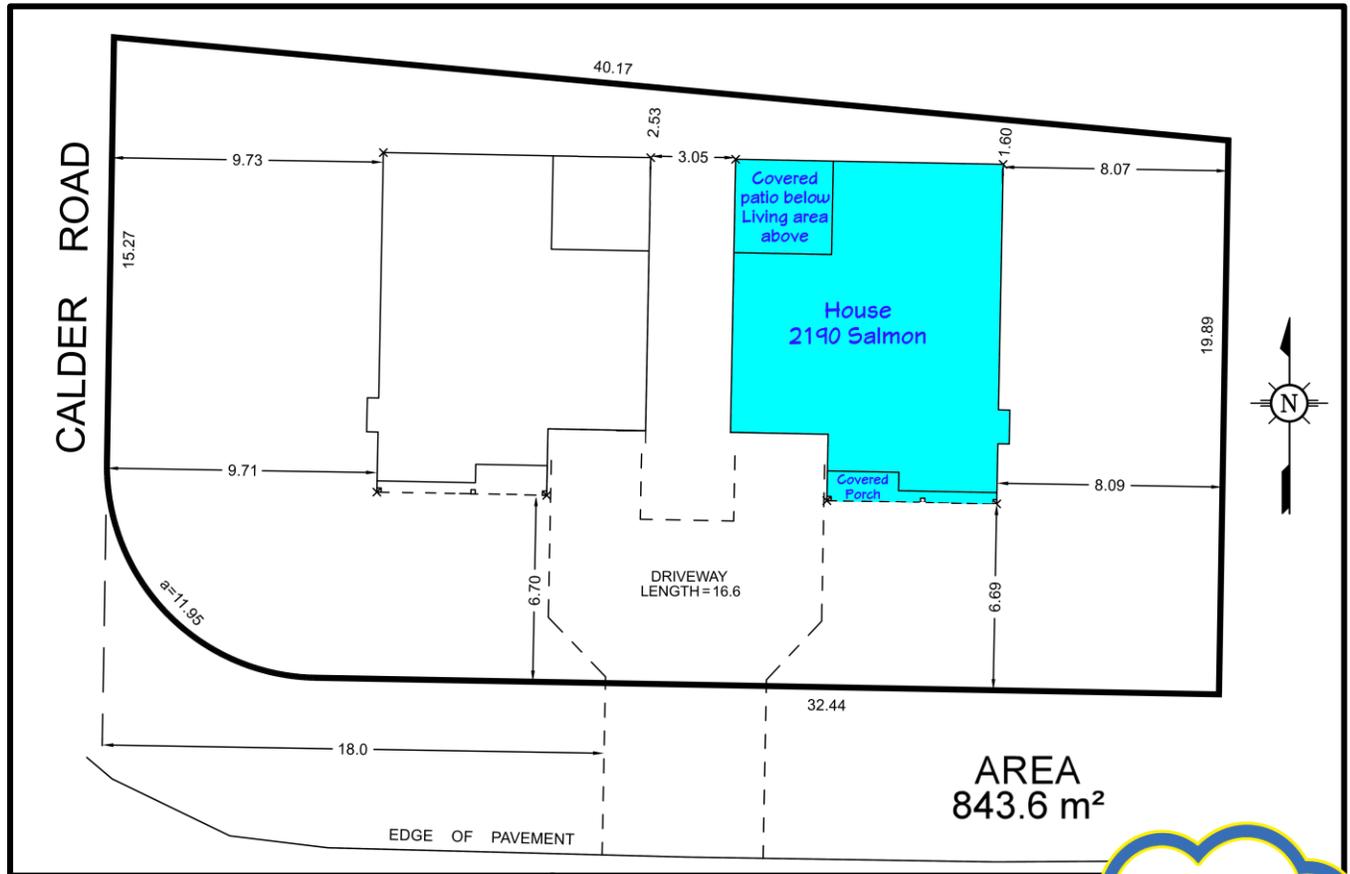
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SUN PORCH HOMES LTD.

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

living wage employer

We are proud of our memberships and certifications:

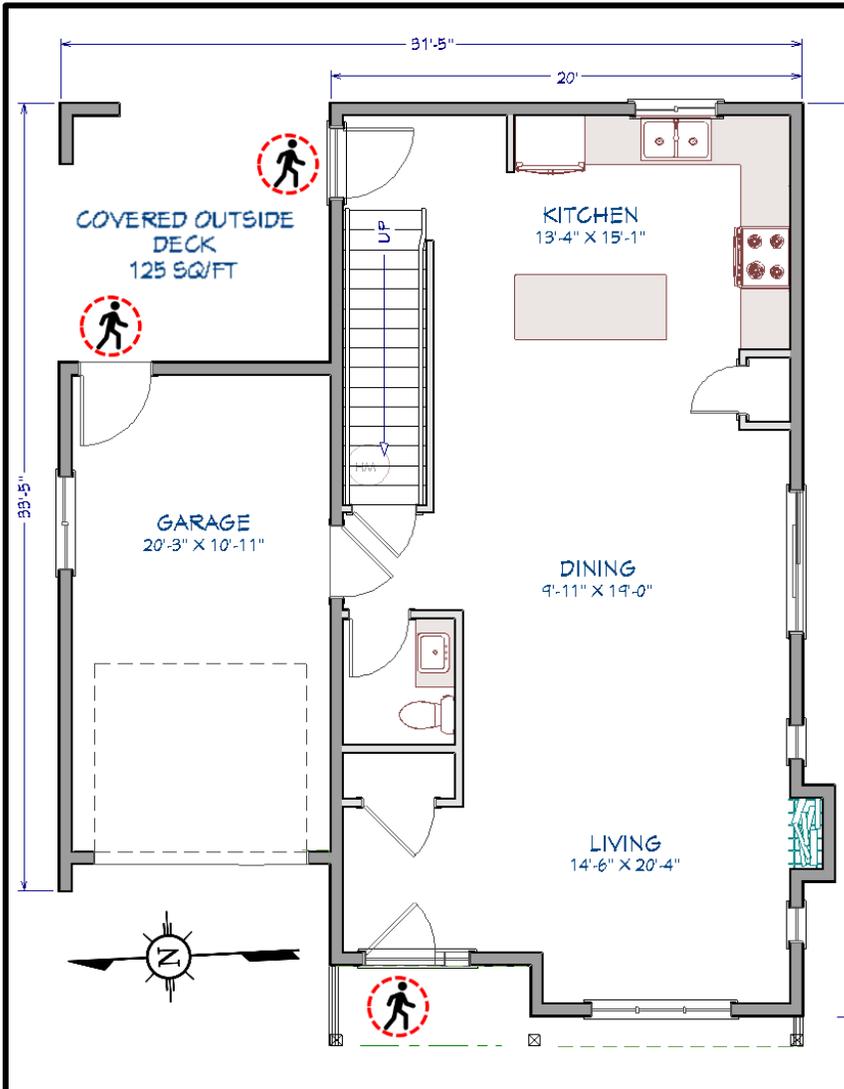
- BBB ACCREDITED BUSINESS
- Homeowner Protection Office
- CHBA BC CERTIFIED RESIDENTIAL BUILDING COMPANY
- 2-5-10 Year Warranty
- CHBA BC MASTER RESIDENTIAL BUILDER
- Pacific HOME WARRANTY
- CHBA BC CERTIFIED HOUSING PROFESSIONAL
- CHBA Member Canada Home Builders Association
- CHBA BC CERTIFIED RENOVATION PROFESSIONAL
- GREATER NANAIMO CHAMBER OF COMMERCE BETTER COMMUNITY THROUGH BETTER BUSINESS

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Main Floor Plan
Main living area is 805 sq/ft
Garage is 243 sq/ft
Ceiling height is 9'
2190 Salmon Rd, 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.



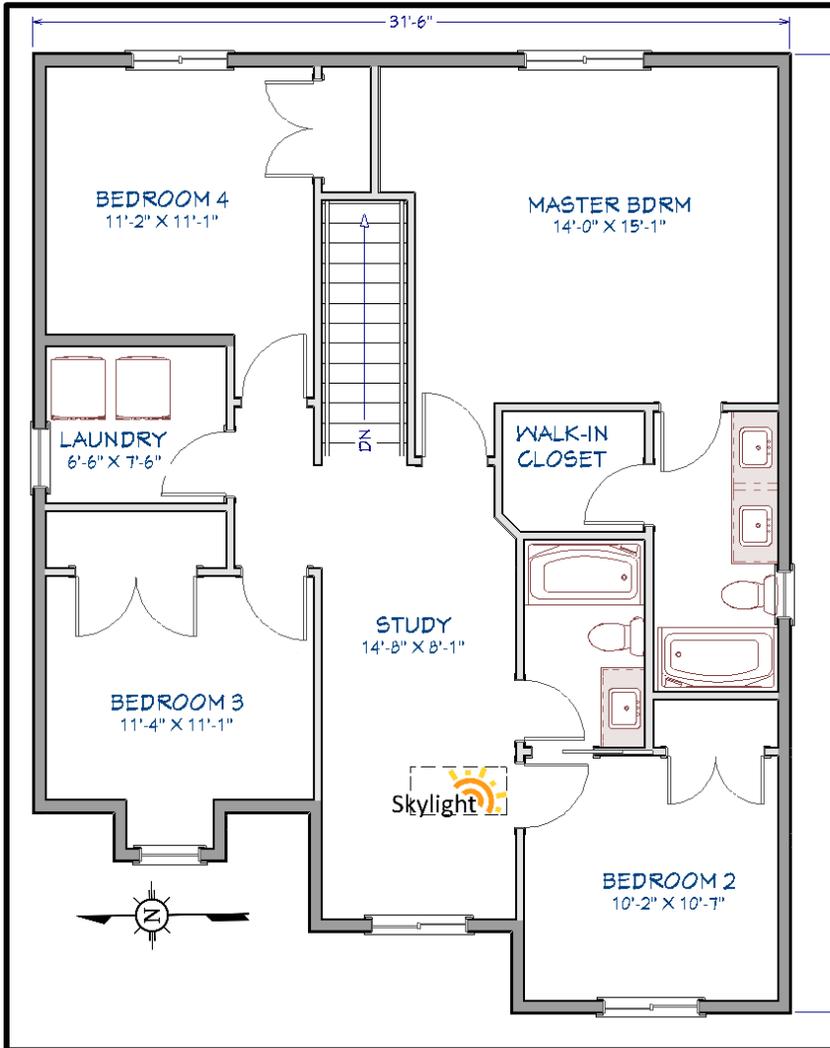
2020&21 Winner

Best Single Family
Over 2,300 sq/ft

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Upper Floor Plan
Living area is 1,102 sq/ft
2190 Salmon Road
Nanaimo

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Customer Care
AFTER-SALES VIDEO



Quality Features
MORE VALUE VIDEO



Home Building
TOUR VIDEO