



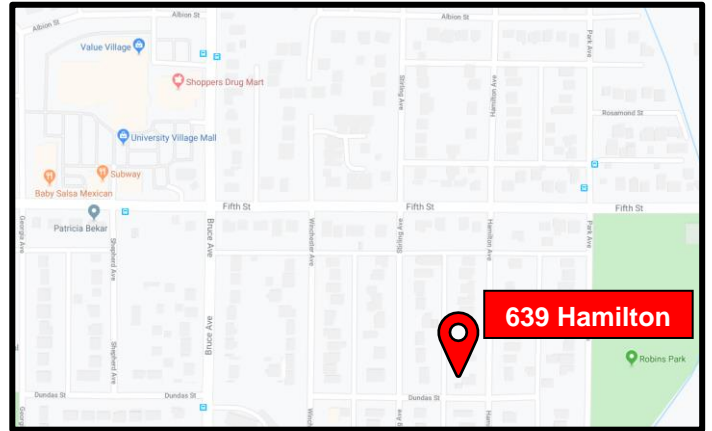
**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

639 Hamilton Ave

– University District –
New Home with 2 Bed Suite
listed at **\$639,900** plus GST



Property Highlights

| | |
|------------------------|----------------------------------|
| Living Space | ± 2,702 sqft (c/w 2 bed suite) |
| Lot Size | ± 5,217 sqft |
| Year Built | 2020 (2-5-10 home warranty) |
| Bedrooms | 6 + Flex Room |
| Bathrooms | 4 full |
| Heating | Electric with ventilation system |
| Covered Deck | ± 11.5x11.0' (± 126 sqft) |
| Appliances | Stainless Whirlpool & Samsung |
| Landscape | Included |
| Detached Garage | 1 car garage c/w EV rough-in |

c/w – complete with

Neighbourhood Highlights

| | | |
|------------------|---------------------------|--------|
| Schools | Jolly Giant Daycare | 1.2 km |
| | Bayview Elementary | 1.3 km |
| | John Barsby Secondary | 0.8 km |
| | Vancouver Isl. University | 1.4 km |
| Parks | Robins Park | 0.5 km |
| | Colliery Dam Park | 1.5 km |
| | Downtown waterfront | 3.1 km |
| Medical | LifeLabs Medical Lab | 2.0 km |
| | Regional Hospital | 4.8 km |
| Pharmacy | Shoppers Drug Mart | 0.6 km |
| | London Drugs | 2.0 km |
| Groceries | University Mall | 0.6 km |
| Banks | TD Bank | 1.8 km |
| | CIBC | 1.9 km |

Nanaimo MLS Listing ID: 463373 

Contact Us:

Ms. Kelly Whitton (RE/MAX Nanaimo)
Phone 250.933.5333  kelly@vihomes.ca



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

www.SunPorchHomes.com

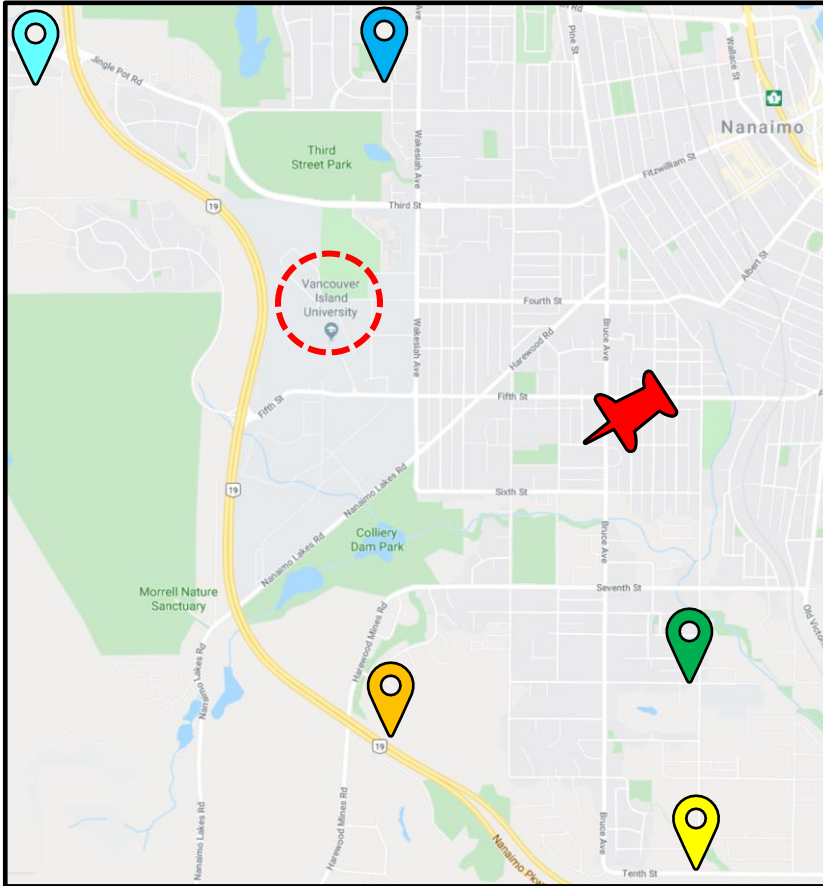


**A BUILDER
YOU CAN TRUST**

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

New Homes with Suite – South Nanaimo

Comparable Values and Locations



| Location | Address | List Price | Living Space | \$/sqft | Km to VIU ⁽¹⁾ |
|----------|-----------------------------------|------------------|-------------------|-----------------|--------------------------|
| | 639 Hamilton Ave | \$639,900 | 2,702 sqft | \$236.82 | ±1.4km |
| | 396 9 th Street | \$579,900 | 2,408 sqft | \$240.82 | |
| | 412 10 th Street | \$589,900 | 2,334 sqft | \$252.74 | ±3.8km |
| | 408 10 th Street | \$624,900 | 2,430 sqft | \$257.16 | |
| | 721 Southlands Way ⁽²⁾ | \$619,900 | 2,368 sqft | \$261.78 | ±2.5km |
| | 907 Park Ave ^{(2) (3)} | \$649,900 | 2,672 sqft | \$243.21 | ±2.6km |
| | 583 Lance Place | \$659,900 | 2,569 sqft | \$256.87 | |
| | 588 Lance Place | \$657,900 | 2,480 sqft | \$265.28 | ±1.8km |
| | 599 Lance Place | \$639,900 | 2,559 sqft | \$250.05 | |
| | 2167 Salmon Road | \$659,900 | 2,552 sqft | \$258.58 | ±3.2km |

⁽¹⁾ Distance to Vancouver Island University ⁽²⁾ Added \$10,000 for landscaping ⁽³⁾ Added \$5,000 to up-grade appliances



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

www.SunPorchHomes.com

Wise New Home Purchase Check List



Buying a new home is an exciting time in any person's life. An individual is likely only to purchase a home a few times in their life, so making the best choice possible is crucial for them and their family. Most people look closely at the interior of the home, such as floor plans, paint schemes and cabinetry. But what about all the important items you can't see? At Sun Porch Homes we provide the following Check List, to ensure all Home Buyers have a positive Home Buying Experience.



What is the floor system between the second and first floor made of?

Most non-custom home builders use inexpensive 2x10 lumber for its floor joists. Instead of this cheaper route we use a high-performance engineered floor system known as an I-joist. Although more than double the cost, I-joists are a special high-end engineered product that strengthens the floor so its less likely to bow, twist or split. I-joists provide dimensional soundness while offering little or no shrinkage which helps to eliminate squeaky floors.



My children have health issues, so I am concerned about air quality in my home. What building materials do you use?

Sun Porch Homes believes the use of low Volatile Organic Compounds (VOCs) creates an environment offering improved health and comfort for your family with less stress on their respiratory and immune systems. Although some of these health benefits may be difficult to see, your body will thank you for choosing not to breathe in toxins. Sun Porch Homes prides itself for using healthy products such as German flooring, low VOCs interior paint and maple wood cabinet doors.



I understand landscaping can cost me tens of thousand of dollars? Is landscaping included?

At Sun Porch Homes our landscaping package includes a fence on three sides, a gate and topsoil and/or glacier rock. Plus, aggregate finished concrete sidewalks and driveways. In our pre-sold homes, we always walk the property with our New Home Buyers and try to incorporate their landscaping preferences the best we can. By including landscaping in our homes our Buyers avoid an unplanned expense.



I would like to buy a home with a secondary suite. What kind of sound insulation do you use?

The BC Building Code does not require any specific standard for sound insulation. At Sun Porch Homes we want everyone to live in a comfortable home. For the common wall between the Suite and the main living area, we use a 2x6 instead of a 2x4 wall. Then we insulate the walls and ceilings greatly reducing sound transfer. Lastly, we use specialized steel spacers in the wall and ceiling that absorbs vibrations and reduces noise even more.



How do I know corners aren't being cut? What do you do to ensure my peace of mind?

Sun Porch Homes goes beyond the BC Building code and pours an 8" wide foundation wall with extra reinforcing steel, we further insulate the entire ground floor concrete slab, going well beyond the current Building Code. Collectively these efforts ensure our homes are solidly built and well insulated.



I worry about energy costs. How do I know this home is energy efficient?

Sun Porch Homes is a certified BuiltGreen builder. Although we only officially certify our homes when requested, we build all of our homes to this standard. We conduct airtightness tests at both mid-construction and at the end of construction to ensure airtightness. This focus means lower heating bills, reduced room-to-room temperature variances, the elimination of noticeable drafts and reduced sound transfer. We also install high efficiency LED lightbulbs through our homes ... now ... how cool is that?



How do I know Sun Porch Homes is well qualified? What are your credentials?

Sun Porch Homes enthusiastically pursues its professional development and accreditations. This continuous development process gives us an avenue to enhance our employee training which keeps more building tasks in-house. Some of our staff and Company certifications include: Master Builder (only a handful of people receive this highest certification), Certified Residential Building and Renovations Company, BBB A+, BuiltGreen, licensed electrical contractor with Technical Safety BC and more.



Features List...

**A BUILDER
YOU CAN TRUST**

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



| Property Description | |
|----------------------|---|
| Address | 639 Hamilton Ave, Nanaimo B.C. |
| PID | 007-579-063 |
| Lot Size | ±5,217 ft ² (484.7 m ²) |
| House Size | ±2,930 ft ² (272m ²) includes one-car garage, c/w EV charging roughed-in |
| Living Space | Upper Floor/Media Room ±1,953 ft ² , Legal Secondary Suite ±749 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 |

| | |
|---|---|
| 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 ±126 ft² ❖ ceiling fan above deck to keep you cool during summer days ❖ ±170 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 | one in the main living room |
| 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...

**A BUILDER
YOU CAN TRUST**

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

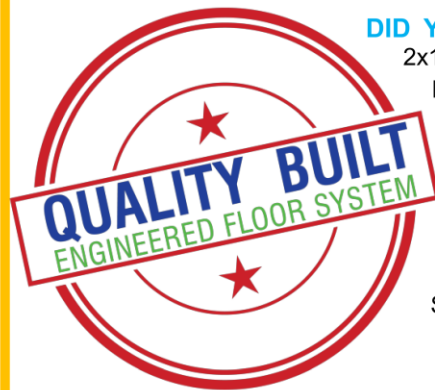


639 Hamilton Avenue, Nanaimo

Features & Floor Plans...

**A BUILDER
YOU CAN TRUST**

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



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!

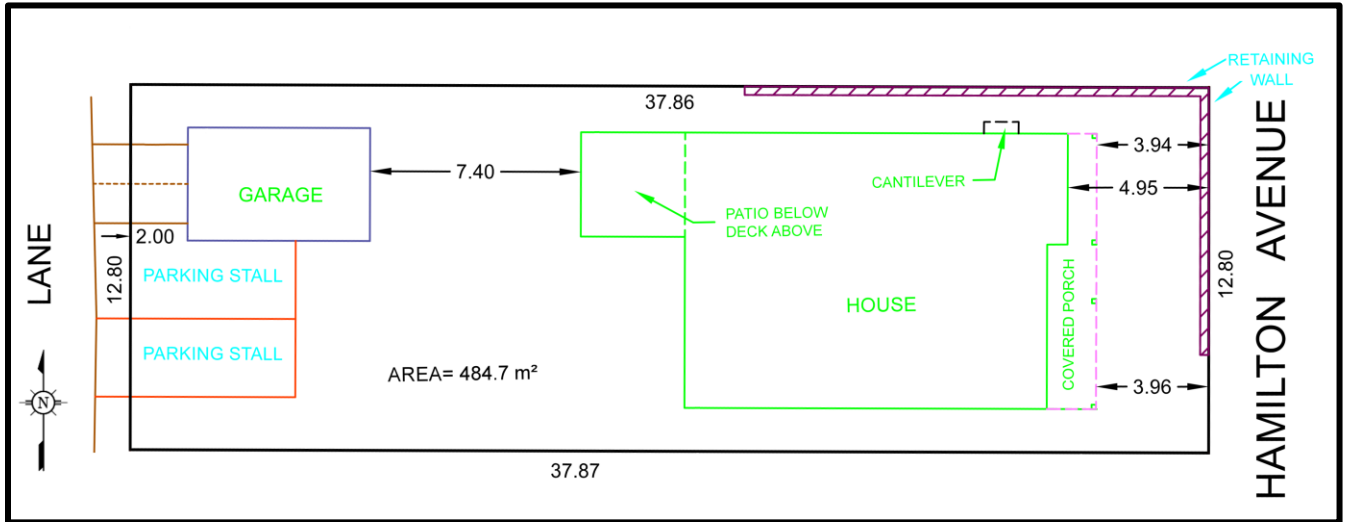
www.SunPorchHomes.com

639 Hamilton Avenue, Nanaimo

Features & Floor Plans...

A BUILDER YOU CAN TRUST

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



SUN PORCH HOMES LTD.

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

living wage employer

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

Breakfast CLUB of Canada

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

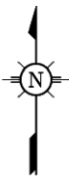
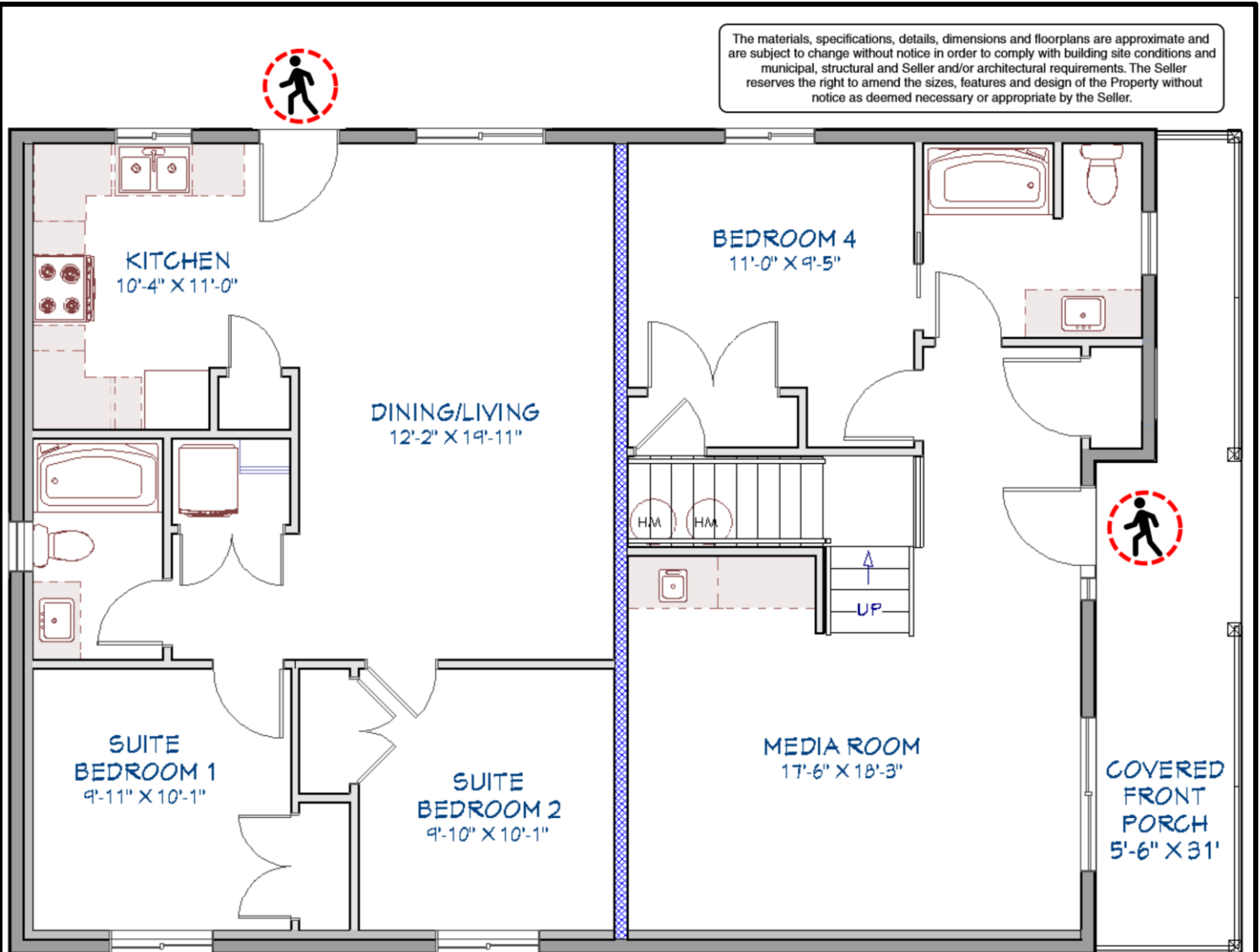
639 Hamilton Avenue, Nanaimo

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.



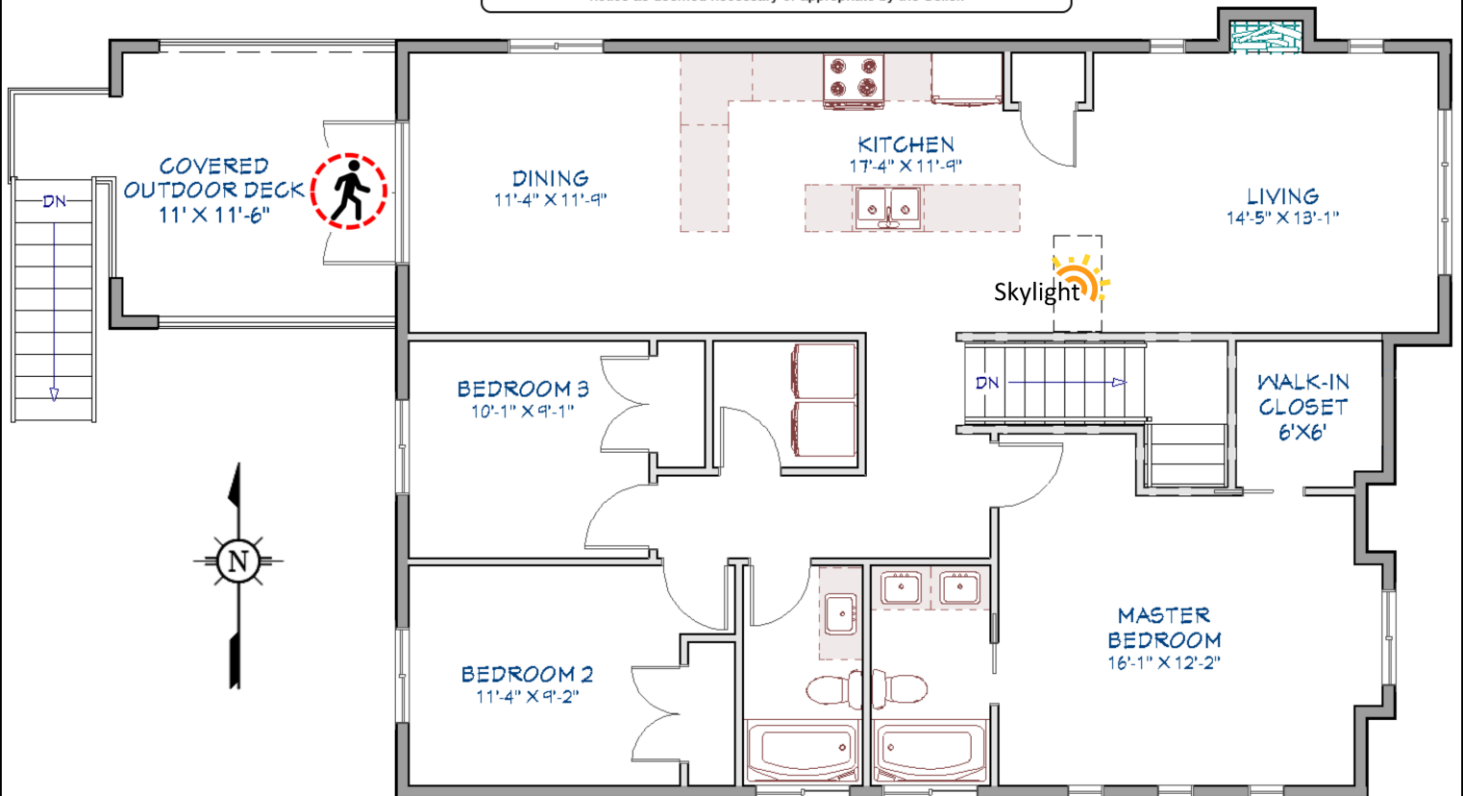
Main Floor Plan
Total living area is 1,352 sq/ft
Main living area is 603 sq/ft
Two bedroom suite is 749 sq/ft
639 Hamilton Ave, Nanaimo

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.



Upper Floor Plan

Living area is 1,350 sq/ft

Ceiling height is 9'

Outside covered deck is 126 sq/ft

Detached one car garage is 228 sq/ft

639 Hamilton Ave, Nanaimo



Customer Care

AFTER-SALES VIDEO



Quality Features

MORE VALUE VIDEO



Home Building

TOUR VIDEO