



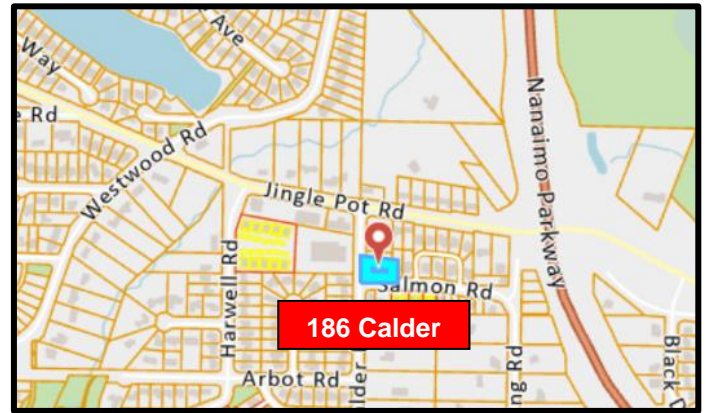
**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

186 Calder Road

– University District –
New Home ➤ Open Concept
listed at **\$819,000** 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 |
| Parks | Vancouver Isl. University | 3.1 km |
| | Buttertubs Marsh | 2.0 km |
| | Nanaimo Aquatic Center | 2.6 km |
| Medical | Westwood Lake | 1.7 km |
| | 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: 889553

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 | 186 Calder 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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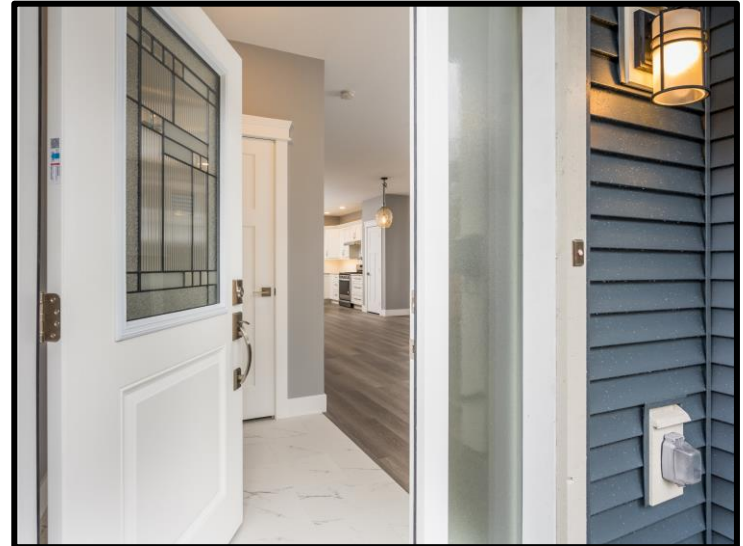
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|---------------------------------|---|
| 25. Hallway Niche | accent lighting and wall switch |
| 26. Heating | electric baseboard complete with digital controlled thermostats |
| 27. Garage - attached (one-car) | <ul style="list-style-type: none">❖ 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. Skylight | 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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186 Calder 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!

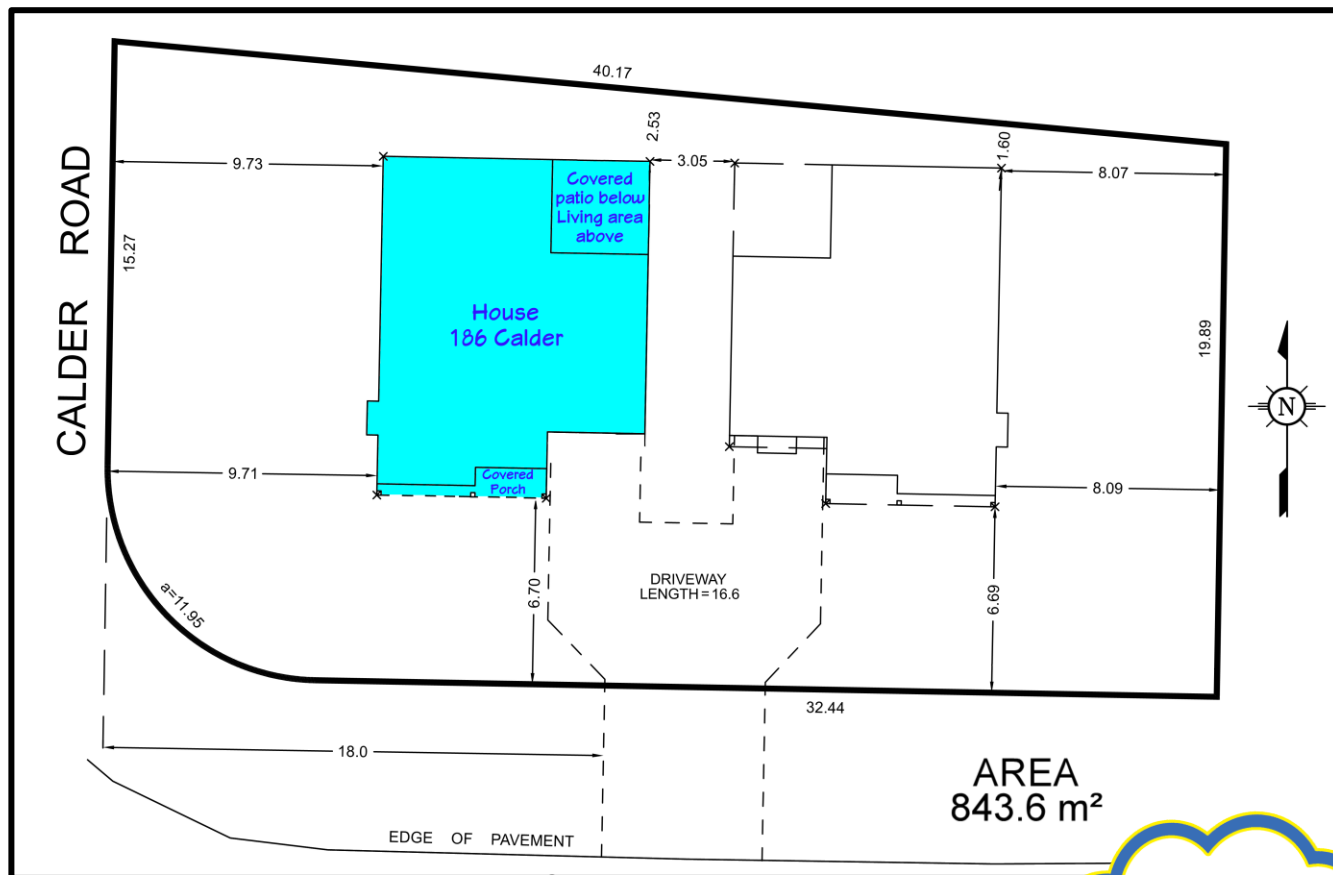
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186 Calder Road, Nanaimo

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

Breakfast CLUB of Canada

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:

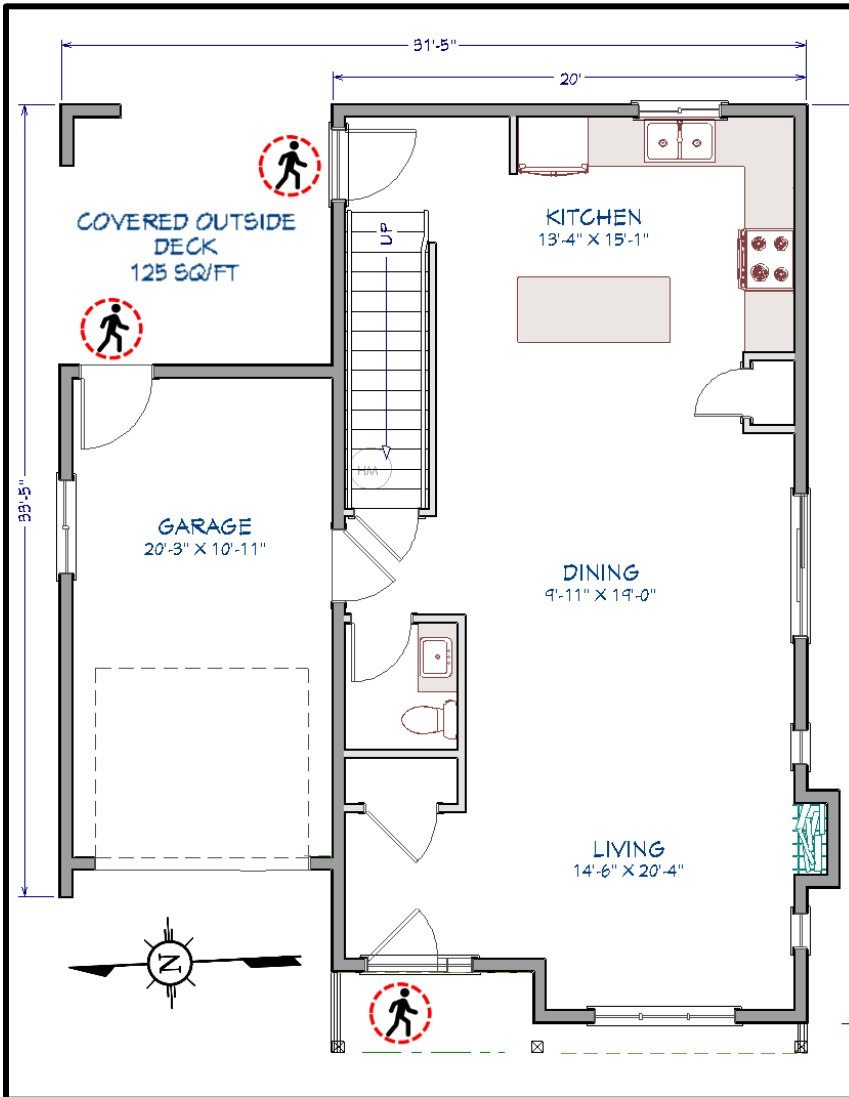
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186 Calder Road, Nanaimo

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Main Floor Plan
Main living area is 805 sq/ft
Garage is 243 sq/ft
Ceiling height is 9'
186 Calder 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.



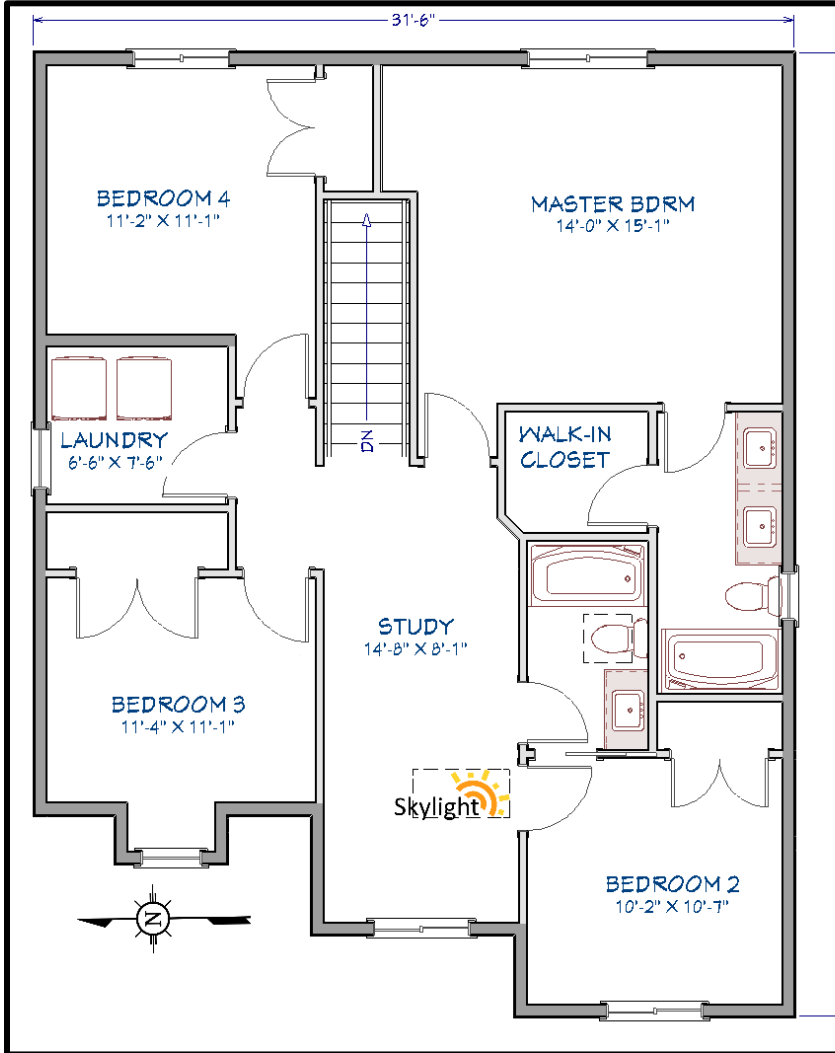
2020&21 Winner

Best Single Family
Over 2,300 sq/ft

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Upper Floor Plan
Living area is 1,102 sq/ft
186 Calder Road
Naniamo

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Customer Care
AFTER-SALES VIDEO



Quality Features
MORE VALUE VIDEO



Home Building
TOUR VIDEO