



**A BUILDER
YOU CAN TRUST**

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

LIVE RENT FREE
CALL US TO FIND OUT HOW!

511 Pine Street

– University District –
New Home ➤ Open Concept
listed at **\$564,900** plus GST



Property Highlights

Living Space	± 1,698 sqft
Lot Size	± 3,288 sqft
Year Built	2021 (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	Jelly Bean Child Care	1.5 km
	Georgia Ave Elementary	1.0 km
	John Barsby Secondary	1.4 km
Parks	Vancouver Isl. University	2.0 km
	Bowen Park	2.1 km
	Maffeo Sutton Park	2.7 km
Medical	Nanaimo Recreation Ctr	2.1 km
	Medical Arts Center Clinic	1.7 km
	Regional Hospital	4.8 km
Pharmacy	Shoppers Drugs	0.7 km
	London Drugs	1.7 km
Groceries	University Village Mall	0.7 km
Banks	TD Trust	1.7 km
	Bank of Montreal	1.8 km

Nanaimo MLS Listing ID: 861457

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	511 Pine Street, Nanaimo B.C.
PID	005-782-481
Lot Size	±3,288 ft ² (305.5 m ²)
House Size	±1,698 ft ² (157.7m ²)
Car Parking	One car attached garage ±246 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 handheld remotes + 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	One ☞ located in the Open Study Area
39. Stair Treads - Interior	full laminate (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



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 & 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!

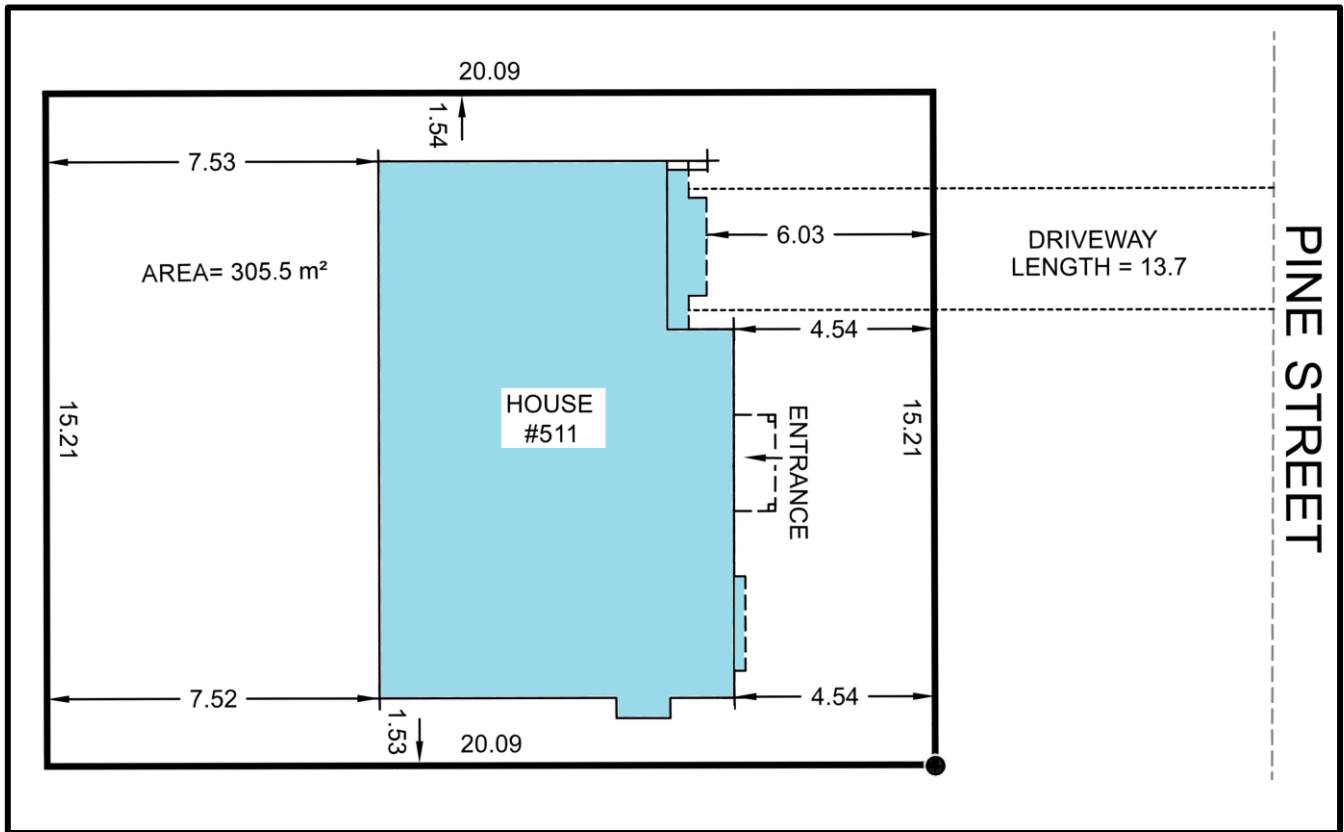
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SUN PORCH HOMES LTD.

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

Breakfast CLUB of Canada

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:

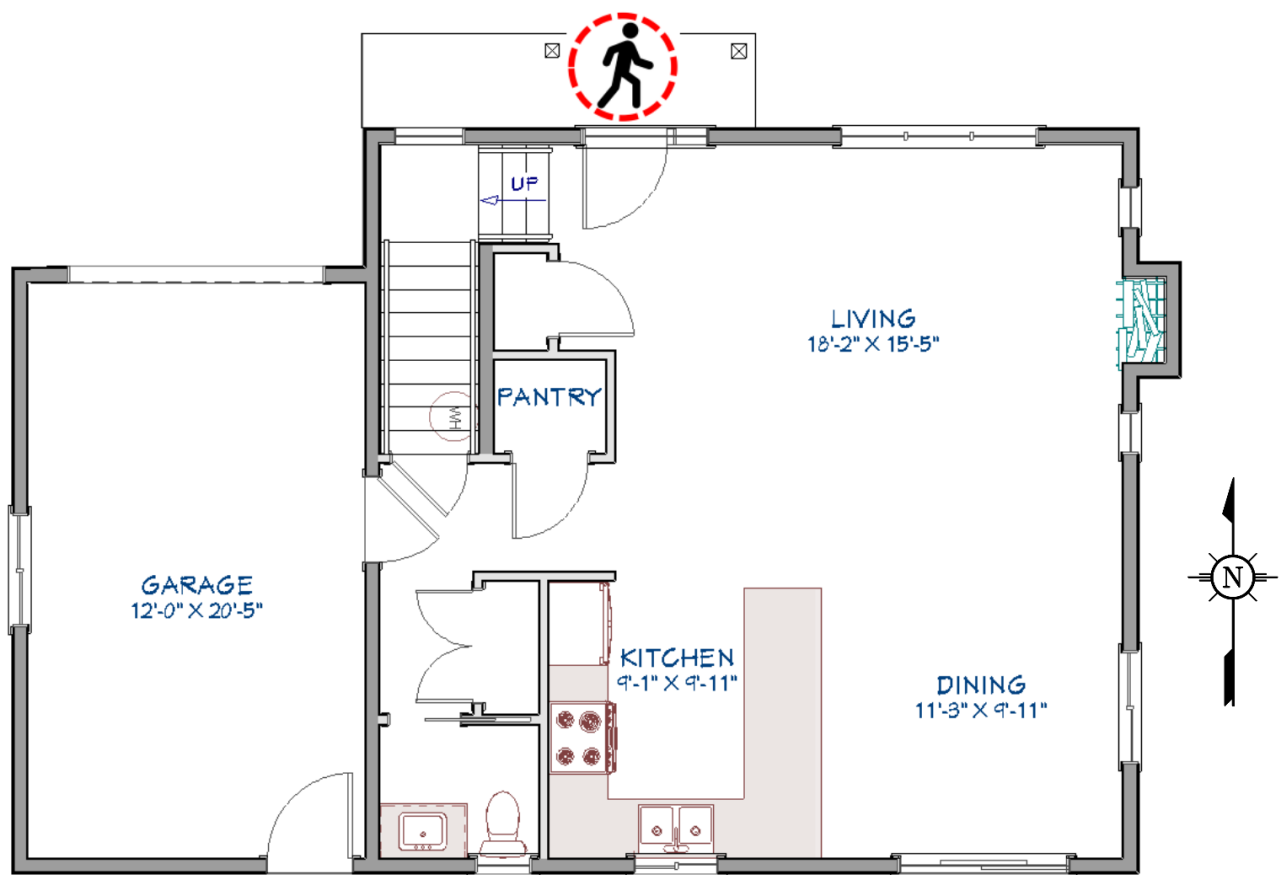
- BBB ACCREDITED BUSINESS
- Homeowner Protection Office
- CHBA BC CERTIFIED RESIDENTIAL BUILDING COMPANY
- 2-5-10 Year Warranty
- CHBA BC MASTER RESIDENTIAL BUILDER
- Pacific HOME WARRANTY
- CHBA BC CERTIFIED HOUSING PROFESSIONAL
- Canadian Home Builders Association
- CHBA Member
- CHBA BC CERTIFIED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

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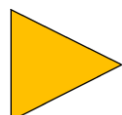
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Main Floor Plan
Main living area is 726 sq/ft
Garage is 246 sq/ft
Ceiling height is 9'
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The materials, specifications, details, dimensions and floorplans are approximate and are subject to change 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.

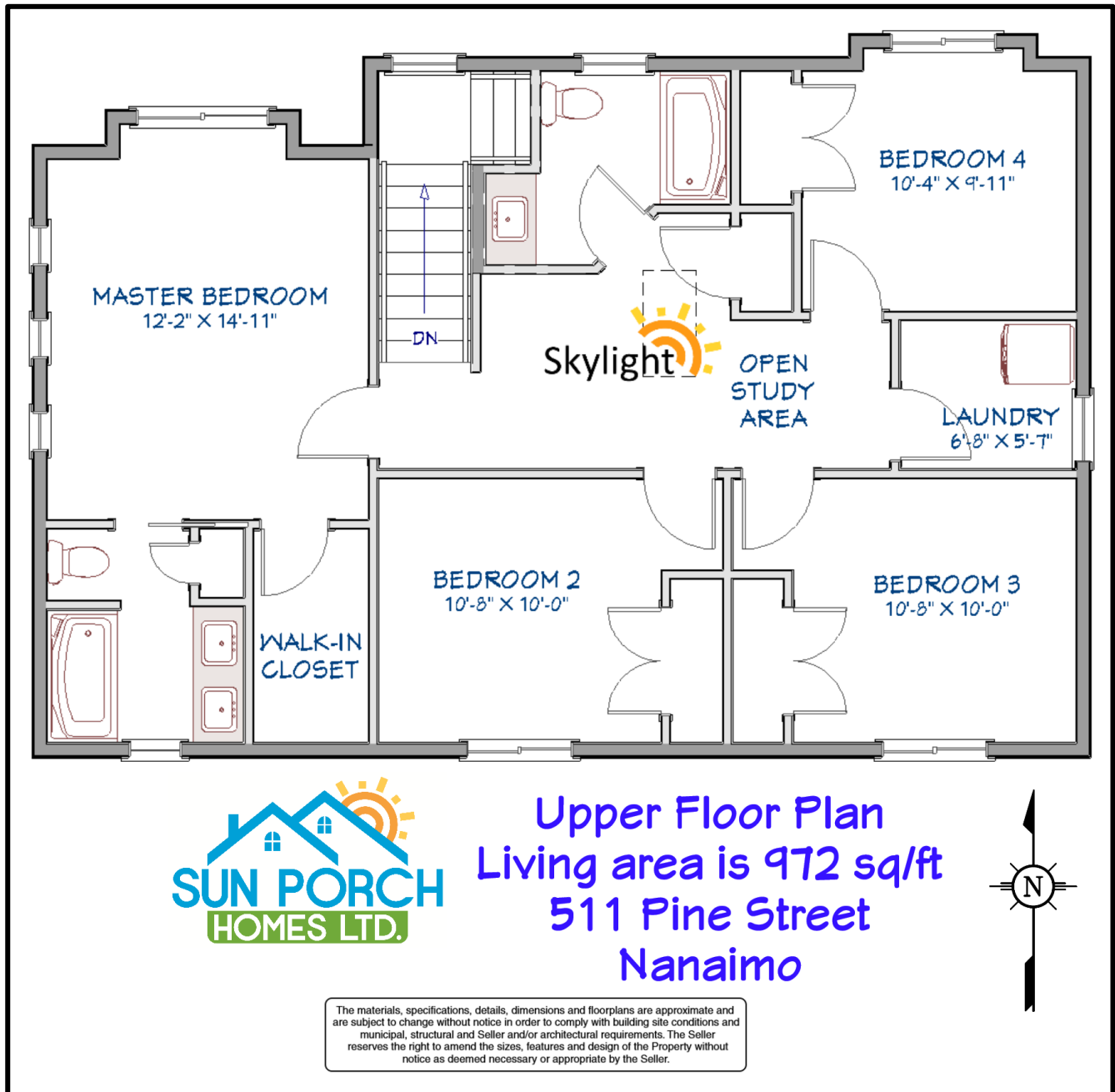


2020 Winner
Best Single Family
Over 2,300 sq/ft

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Customer Care

AFTER-SALES VIDEO



Quality Features

MORE VALUE VIDEO



Home Building

TOUR VIDEO