



Ever wanted to live in a character home but scared of the maintenance and upkeep? This home is for you!

Tastefully remodeled in 2021/22, this property features high ceilings, open plan living, complimented by large picture windows overlooking the treed cul-de-sac and Bowen Park across the road.

Comox Road is located in central Nanaimo, a short walk from the Sutton-Maffeo Park, waterfront walks and the downtown core, with boutique shops and restaurants.

The property was completely transformed and modernized to increase the room sizes, ceiling heights and make use of the cute attic space with sloping ceilings and velux windows to provide more accommodation space.

The front of the property boasts a covered veranda, part of the original footprint of the home while the rear of the property, accessed from the lane, is fully fenced with new cedar fencing, offering a private garden and lawn area.

For additional storage, there is a full-height basement with access to services and the hot water on demand system.

To book an appointment to view this home, please contact the listing agent directly at (250) 327-1593.



## Remodeled 4 Bedroom, 2 Bathroom Family Home

Substantially remodeled character home in the old city quarter. Everything you could wish for in a beautiful period home with a contemporary twist!

This four-bedroom home has been remodeled on the inside with 10' high ceilings, a wide and spacious main level living area, gas appliances and large windows. Nestled at the end of a cul-de-sac, the property looks out over trees to Bowen Park with recreation and trails and is close to all local shopping and transit amenities.

This home boasts four good sized room, with the master downstairs and to the rear of the property featuring a large walk-in closet. The family bathroom has a bath and shower and laundry facilities all in one place. Upstairs a further three good sized bedrooms are in the roof space with sloping ceilings, new carpets and large skylights letting in lots of natural light.

Outside the property is a private rear garden with laneway access and the potential for two parking spaces if you wish. New cedar fencing encloses the garden for privacy and has fruit trees and planters for those green fingers! To the front of the home is a covered veranda with plenty of seating space to watch the world go by!



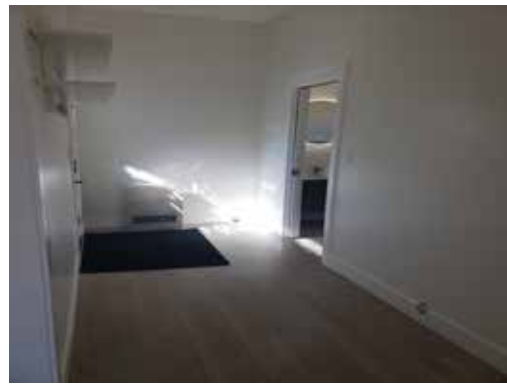
Bedrooms	4
Bathrooms	2
Sq Footage	1,400 sq ft*
Lot Size	0.10 acres
Taxes (2022)	\$ 2,370
Amenities	Substantially remodeled character home. Close to recreation and transport routes.
Elementary School	Fairview Elementary
Secondary School	Nanaimo District Secondary School

\* Please verify if important

Visit <https://917comoxroad.info> for more photos and a video of this home.

Find out more about this property online at <http://chapmancoombs.com/featured/property/730>





The large living room opens into the kitchen dining area and features a built-in gas fireplace and laminate flooring. Off the living room is a separate den with windows to the front of the home, overlooking the large covered veranda. The kitchen has plenty of storage space and counters, with a separate island. The natural gas stove complements the stainless steel cooker hood, dishwasher and refrigerator.

The master bedroom is situated at the rear of the property with a window to the back gardens and a large walk-in closet. The family bathroom features a bath with overhead shower, vanity unit and toilet and houses the washer and dryer. Upstairs, new carpet flows from the staircase to a further 3 bedrooms with roof opening velux windows for plenty of light. The rear garden has lane access and could accommodate off-road parking if desired.

Bowen Park