

		200 ARDOON PLACE		MLS® 406386		
		Zone Zone 4- Nanaimo Sub Area Z4 Diver Lake City NANAIMO Sub/Complex LABIEUX Cross Street Single Family Property Type Grd Lev Ent-Main Up Style \$2,723 (2015) Taxes 000328766 PID# 1981 Age V9T 4V9 Year Built Single Family R1 Postal Code Nanaimo, City of Zoning \$318,000 (2016) Zoning Jurisdiction Assessment		Listing Status Active Title Freehold Possession TBA Current Price \$379,900 Original Price \$379,900 Sale Price 28 DOM		
		INTERIOR		STYLE		FEATURES
Bedrooms 4 Bathrooms 3 Ensuite 1 # of Fireplaces 2 Fireplace Types Wood, Natural Gas Basement Type Part Chattels Amenities Additional Accom., Garden Area, Wkshop-Detached, RV Parking, Fully Fenced		Exterior Finish Aluminum Roof Fiberglass Shingle Construction Frame Foundation Yes Flooring Mixed Bsmt Devel Fully Finished		Insulation Walls:Yes Ceil:Yes Fuel Electric Heating Baseboard Water Municipal Sewer Connected		
COMPLEX INFORMATION						
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities		Units in Bldg Units Projects		Storeys Levels of Suite # Covered Parking Spaces 1 Laundry Air Cond.		
# of Rooms 12 (Total Sqft: 2,082)				FLOOR AREA (sqft)		
	Down	Main	Up	Other		
Living Room	19'1x13	15'11x13'4			Finished Downstairs 954	
Dining Room		9'11x9'1			Unfinished Main Level 1,128	
Kitchen	13x8'9	14x10'11			Other	
Master Bedroom		13'6x10'6			EXTERIOR FEATURES	
Bedroom	10'10x9'10	10'2x9'0			Lot Width	Lot Acres 0.1962
Bedroom		11'3x8'11			Lot Depth	Lot Size 8,545
Laundry/Uti	11'6x6'6				Lot Shape	
Entrance	11x3'5				Parking Type	
Entrance	7'8x5'2				Site Influences	IRREGULAR Garage - Single Central location, View - Mountain, Shopping Nearby, Recreation Nearby, Cul-de-sac, Level Lot
Ensuite		2pc			Elementary	COAL TYEE
Bathroom	4pc	4pc			Middle	
					Secondary	WELLINGTON
					Legal Description	LOT 21 SEC 4 WELLINGTON DISTRICT PLAN 35218
					Restrictions	
					Mortgage Info	Tax Roll Number
					REALTOR® Remarks	Suite on 2nd showings only. Measurements are approx. Please verify if important.
					Agent Info	Keybox, Phone Licensee
					Date Listed	Apr 5/16
					Expiry Date	Commission Split 3.5 100M/1.5 bal
					Seller	Date Sold Tenant
Listing Office/Salesperson Info.					Fax	Phone
Listing Office RE/MAX Of Nanaimo Listing Slsp 1 SHYLA YOUNG Co-List Office RE/MAX Of Nanaimo Listing Slsp 2 DAWN WALTON* Listing Slsp 3 DUSTIN LAYZELL*						250-751-1223 250-797-9067 250-751-1223 250-751-1223 250-751-1223
This competitively priced Diver Lake family offers a bright and airy 2080 sq.ft. plan with 3 bedrooms up- the master features a Juliet balcony-, 2 baths, spacious living room with a fireplace and balcony, an eat in kitchen as well as a dining area. The lower level is complete with a large 1 bedroom self contained unauthorized suite. Some recent upgrades include new vinyl thermo windows, newer fiberglass roof shingles, extra insulation in the attic area, updated front door unit and so much more. A large, private and attractively landscaped 8545 sq.ft. level, fenced lot with matures trees and shrubs, garden area and Koi pond is perfect for outdoor entertaining, kids and pets. A detached workshop area plus room to park an RV round out this value-packed home. All measurements and dimensions are approximate and should be verified if important.						
This listing information is provided to you by: RICK HORSLAND* - Representative ☎ 250-716-6871 Agent Email rick@rickhorsland.com Agent Website http://www.rickhorsland.com RE/MAX Of Nanaimo ☎ 250-751-1223 📠 250-751-1300 Office Email sales@remaxofnanaimo.com Office Website http://www.remaxofnanaimo.com #1 - 5140 METRAL DRIVE NANAIMO V9T 2K8 The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 3,2016.						

