



Residential	Active	Age 1
\$1,174,900		\$411 \$/Ft² Floor area
List Date 21/02/2024	1 days	
\$/Ft² Floor Area	\$410.95	
\$/Ft² Lot Size	\$177.21	
2024 Total Assessed Value	\$1,021,000	
Original Price	\$1,174,900	
List Price	\$1,174,900	
Area	Nanaimo	
Sub-Area / Community	Na South Jingle Pot	

MLS® #: 954118
Last Updated: 22/02/2024

**5**
Bedrooms

**2,859**
Ft² Floor Area

**4**
Parking Total

**3**
Bathrooms

**6,630**
Ft² Lot Size

**2023**
Year Built

Stunning 5-Bedroom Home with Legal Suite! Discover your dream home in the heart of convenience! This spacious 5-bedroom, 3-bathroom gem boasts modern living, comfort, and rental income potential with a 2-bedroom self-contained legal suite. Location: Surprisingly close to ALL amenities! Near all levels of schools! Walking distance to Westwood Lake park and hiking trails! Features include: High Efficiency Gas Furnace to Stay cozy year-round! Gas Hot Water on Demand so you Never run out! Heat Pump to Enjoy perfect interior temperatures! This home offers versatility, with ample space for your family and an income-generating suite. It's perfect for multigenerational living or savvy investors. Don't miss out on this rare opportunity! Contact us now to schedule a viewing and make this your forever home. Act fast this new home won't last long!

Features

Heating/Cooling: **Baseboard, Electric, Forced Air, Heat Pump, Natural Gas, Air Conditioning**
Indoor/Outdoor Features:
Suite:
Basement Area: **Finished**
Crawl/Bsmt. Ht: **8'0**
Laundry: **In House**
Floor Finish:
Renovations:
Fireplaces: **1 (Fuel: Gas, Living Room)**
Accessibility:
Virtual Tour:
Additional Links:

Property

Style of Home: **Contemporary**
Finished Area: **2,859.00 ft²**
Unfinished Area: **407.00 ft²**
Total Area: **3,266.00 ft²**
View:
Waterview: **No**
Waterfront:
Ownership: **Freehold**
Occupancy: **Vacant**
Zoning: **R1A, Single Dwelling Residential**
Site Influences:

Parking

Parking Total: **4**
Parking: **Driveway, Garage Double, On Street, RV Access/Parking**
Parking Access: **Lane, Road: Paved**

Community

Bike Score:
Transit Score:
Walk Score:

Construction Details

Property Class: **Residential**
Property Type: **Single Family Detached**
Construction: **Cement Fibre, Insulation All, Vinyl Siding**
Exterior:
Foundation: **Poured Concrete**
Roof: **Fibreglass Shingle**

Lot

Depth:
Frontage:
Lot Size Dimensions:
Acres: **0.15**
Services Connected:
Sewer Type: **Sewer Connected**
Water Supply: **Municipal**
Restrictions:
Lot Features: **Irregular Lot, Level, No Through Road, Quiet Area, Recreation Nearby, Sidewalk**

215 Fleming Pl

Nanaimo, BC V9R 6S4

Level	Type	Dimension	Level	Type	Dimension	Level	Type	Dimension	Level	Type	Dimension
Lower	Bathroom	4-Piece	Lower	Kitchen	9'0"x10'0"	Main	Bedroom	12'6"x10'0"	Main	Kitchen	8'3"x13'8"
Lower	Bedroom	10'2"x10'0"	Lower	Laundry	9'2"x5'4"	Main	Bedroom	12'6"x11'6"	Main	Living Room	17'6"x15'0"
Lower	Bedroom	9'6"x10'0"	Lower	Living Room	10'2"x15'4"	Main	Bedroom - Primary	15'10"x13'10"			
Lower	Den	11'8"x9'8"	Lower	Media Room	17'6"x13'0"	Main	Dining Room	11'0"x12'4"			
Lower	Garage	18'6"x19'6"	Main	Bathroom	4-Piece	Main	Ensuite	3-Piece			

