

## 24 Hour Virtual Open House!



1773 Ballenas Road, Nanoose



Explore this home at your own pace using our exclusive walk-through 3D open house technology - only available at [janandtom.com](http://janandtom.com)!



Scan this QR Code with your mobile phone to go directly to the tour!



## Specifications

- Address • 1773 Ballenas Road
- Total Area • 2,343 sq.ft.
- Beds & Baths • 4 & 3
- Parking • Double Car Garage, RV, Three Bay Workshop

- Water • Connected to Municipal
- Sewer • Septic
- Lot Size • 1.07 acre
- Taxes • \$3,835.83 (for 2014)

- Exterior • Hardi-Plank
- Construction • Wood frame
- Heating • Heat Pump

- Additional Features • Open Plan
- Shopping / Marina / Golf Nearby
- Central Location
- Fully Fenced, Private, Level Lot
- Over \$100,000 in Landscaping
- Shopping / Marina / Golf Nearby
- Mountain Views
- Built-in Vacuum
- Built-in Sprinkler System



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## 1773 Ballenas Road

in Exclusive Madrona Heights

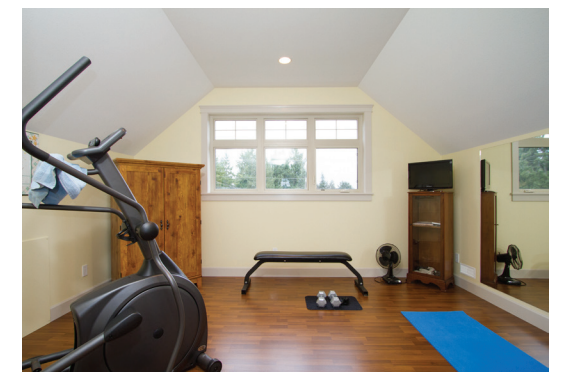


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EXECUTIVE home with detached 3 bay workshop on a fully fenced level 1 acre lot in coveted Madrona Heights in beautiful Nanoose Bay. This is the home we all dream of owning! The custom designed 4 bedroom, 3 bath home built by the current owners, has everything the discerning buyer could possibly want. Upon opening the front door to the main level of this home, it is easy to imagine winter evenings reading by the fireplace or entertaining friends and family in the elegant yet comfortable great room or summer evenings lounging outside on the stamped concrete patio or roasting marshmallows in the firepit area. Inside, the country chic kitchen, open to the main living area, is bright and functional with plenty of cupboards and countertop space and features a tiled backsplash, large centre island as well as a bonus walk-in pantry. The master bedroom suite is a private oasis with multiple closets and spa ensuite with double sinks, glass steam shower and clawfoot tub. Also on this level is a large bedroom/den, laundry room and mudroom off the garage as well as a 2-piece powder room. Upstairs are two large bedrooms and a 3-piece bathroom. The mechanic in the family can't help but be impressed by the 552 sq ft attached garage and the 1175 sq ft detached workshop with 9 & 10 ft ceilings. With over \$100,000 spent on professional landscaping, including a gorgeous back yard water feature, the grounds are something the new owner will love to show off. There are too many extras in this home to list but they include hardwood flooring, heated tile bathroom floors, cistern water collection system integrated into the underground sprinkler system and a gas BBQ hook-up. The location of this home can't be beat with beach access and hiking trails a short walk away and shopping, a marina and golf course just a short drive away.

Janice & Tom Stromar

