



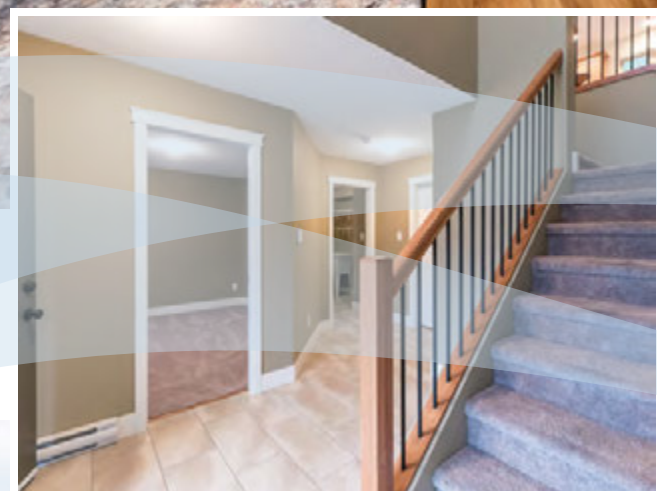
& Jan and Tom.com

We never forget you have a choice

Perfect Family Home

Large private lot on a quiet cul-de-sac

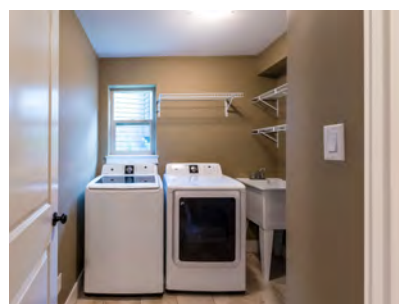
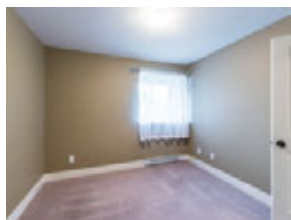
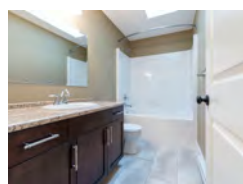
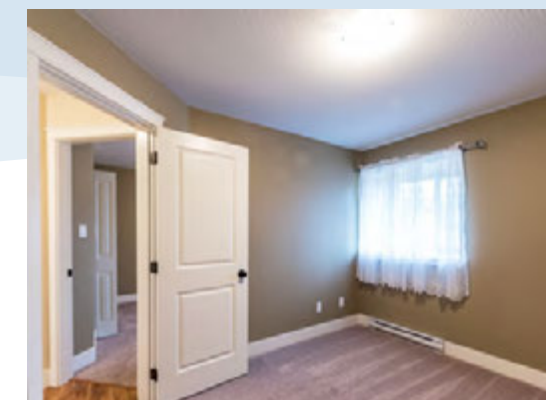
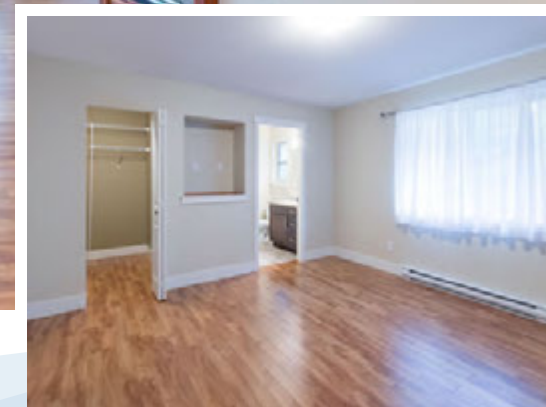




Jan and Tom.com

We never forget you have a choice

Wonderful family home on a 17,968 sq ft lot on a cul-de-sac in peaceful Cinnabar Heights. Driving up to this home, you will first be impressed by the surrounding area and then by the home itself with its Hardi-plank siding and brick and stained cedar accents. This 5 year-old basement entry home features an open kitchen/great room plan that is perfect for entertaining with vaulted ceilings, skylight, large windows, gas fireplace, kitchen island & sliding glass doors leading directly to the back deck. Also on the main level are three spacious bedrooms, including the master suite with walk-in closet and 4-piece ensuite. The flooring throughout the home is a combination of high grade plank laminate, carpet, and tile. Downstairs the home features a large entryway with coat closet, a den, a laundry room with sink and 600 sq ft of unfinished area that could accommodate a 4th bedroom, 3rd bathroom, and family room or a 1 bedroom suite if desired. Other features include solid fur interior accents, media box in the garage to keep all your networking needs organized, roughed in central vacuum and much more



Janice & Tom Stromar

Neighbourhood Checklist

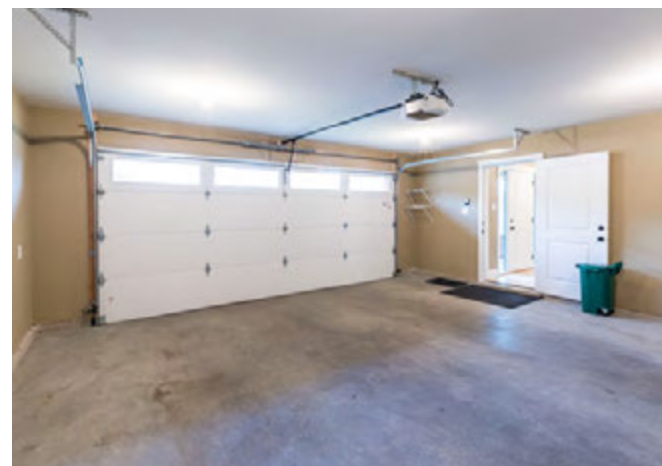
- QUIET AREA
- SCHOOLS
- FAMILY FRIENDLY
- CUL-DE-SAC
- GROCERY
- RESTAURANTS
- CONVENIENT
- PARKS



Chase River

Cinnabar Valley is as exotic and fabulous as the name suggests. Located in a rainforest, it stretches from the Strait of Georgia to the crystal clear waters of the Nanaimo River. Cinnabar Valley is truly an urban setting in a suburb. Several original farmhouses still stand as evidence of the area's original rural character.

Today, families of all ages and economic groups reside in this quiet valley, renowned as one of the most peaceful areas of all of Nanaimo

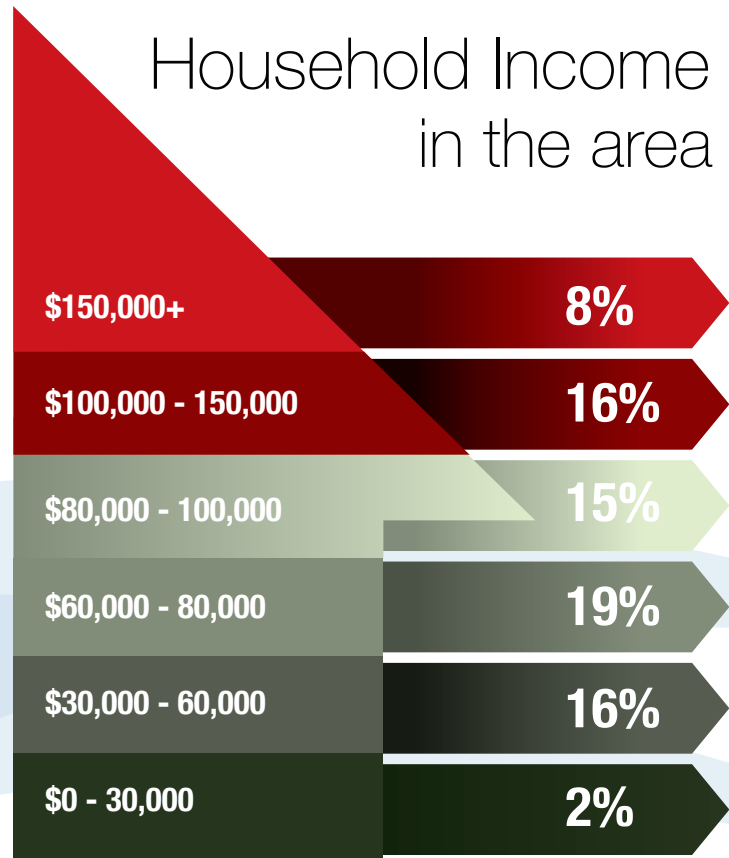


This home resides on a large lot that is over 0.40 acres set into a forested hillside that ensures privacy for years to come. The rear half of the basement is ready for your ideas and had been prepped for a legal one bedroom suite with separate sub-panel already in place.



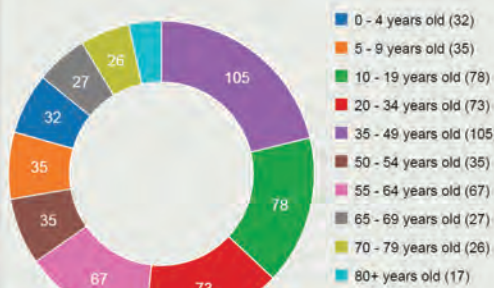
We never forget you have a choice

Household Income in the area



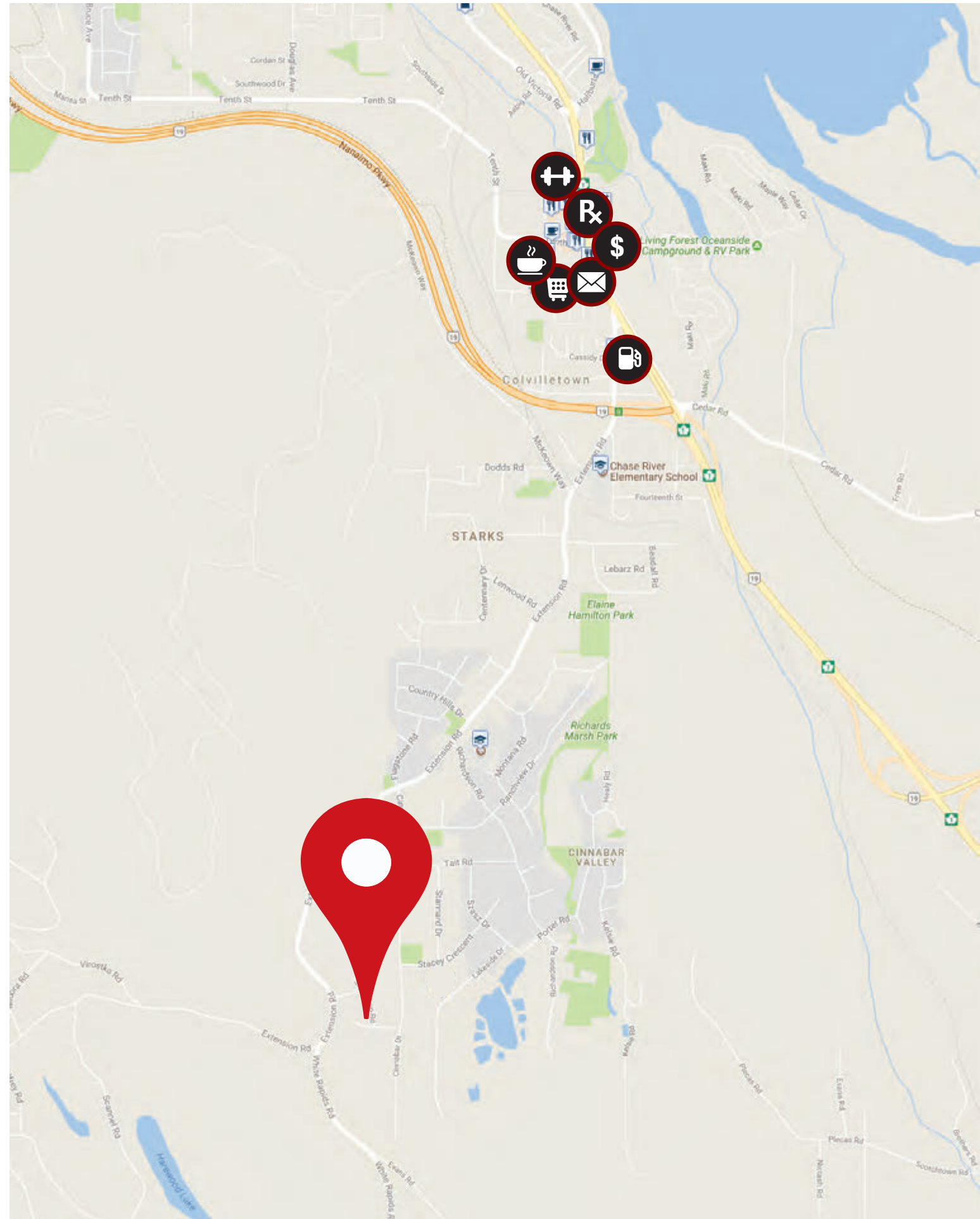
Population by Age Group

Population grouped according to age in the area containing the listing.



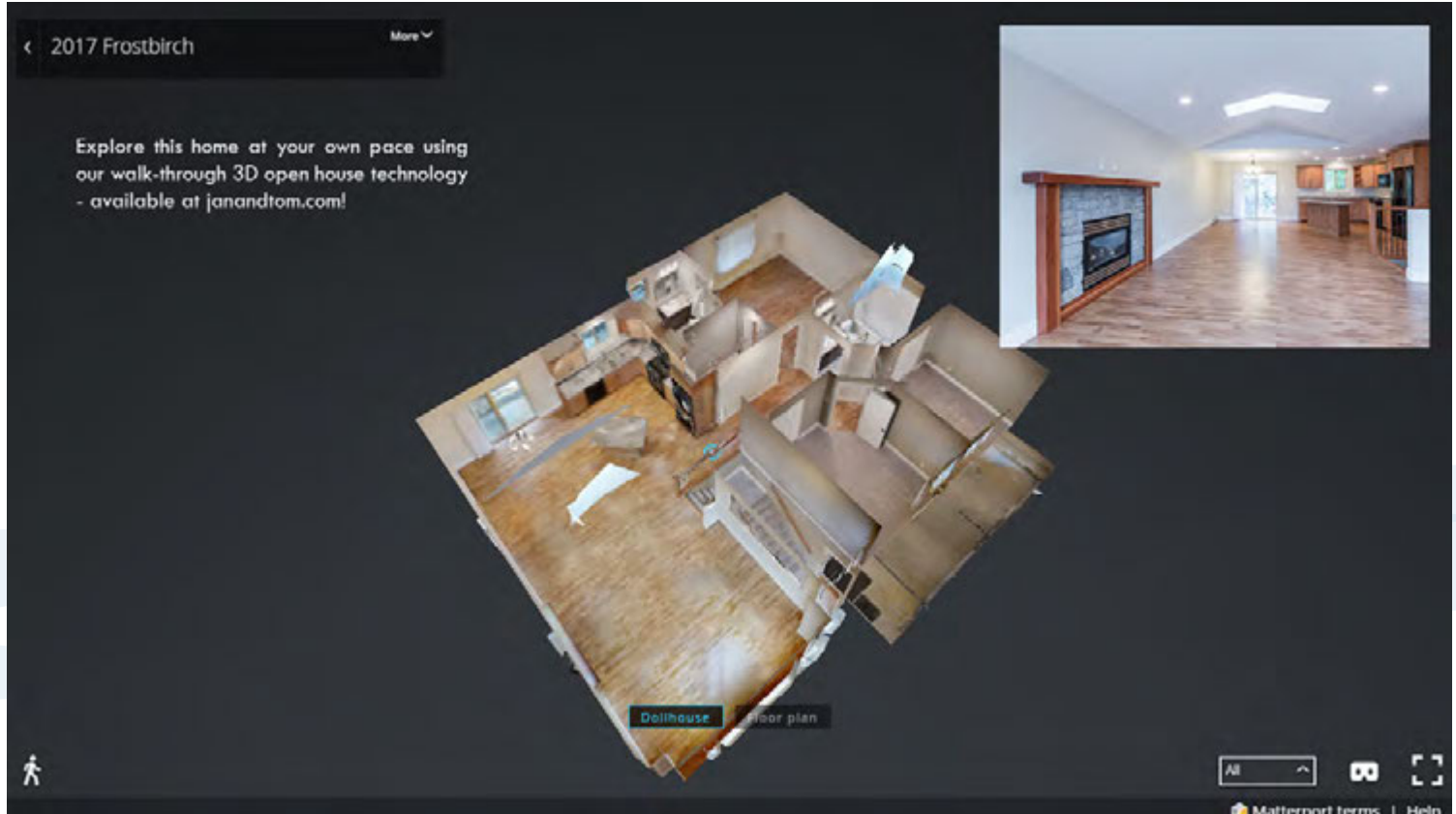
- Grocery Store**
4.2 Kilometers
8 minutes
- Medical Clinic**
7.7 Kilometers
10 minutes
- Gas Station**
3.3 Kilometers
5 minutes
- Movie Theatre**
19.7 Kilometers
22 minutes
- Post Office**
3.8 Kilometers
6 minutes
- Coffee Shop**
4.1 Kilometers
8 minutes
- Restaurants in the Area**
Great restaurants only a few minutes away!
- Airport**
10.6 Kilometers
13 minutes
- Pharmacy**
3.8 Kilometers
6 minutes
- Dry Cleaners**
8.3 Kilometers
12 minutes
- Gym**
3.8 Kilometers
6 minutes
- Bank**
3.9 Kilometers
7 minutes
- Airport**
25 Kilometers
23 minutes

Grid of restaurant listings including: Cassidy Country Kitchen, Rhythm Chinese Restaurant, Lee's Famous Recipe Chicken, Baby Salsa Mexican Restaurant, (N) Grill & Chill Restaurant, Subway, Ai Sushi Go, MDM Restaurant, McDonald's, Little Georges Restaurant, Smitty's, Sushi Waka, Soria Noodle bar, Pizza Mia, Bold Knight Restaurant, Ricky's All Day Grill - Nanaimo South in the Days Inn, Alice's Restaurant, Slice Resto, Muffin House Restaurant, and ASW.



Visit janandtom.com for 24 Hour Virtual Open House!

& Jan and Tom .com



Specifications

Address • 2017 Frostbirch Way
Total Area • 2,327 sq.ft.
Beds & Baths • 4 & 2
Parking • Double Garage

Water • Connected to Municipal
Sewer • Connected to Municipal
Lot Size • 17,968 sq. ft.
Taxes • \$3,270.00 (for 2017)

Exterior • Hardi-plank
Construction • Wood Frame
Heating • Electric Baseboard

Additional Features • High Ceilings
• Solid Fir Interior Trim
• Solid Cedar Exterior Trim
• Roughed-in Vacuum
• Roughed-in Secondary Suite w/ Subpanel
• Large Private Lot
• Cul-de-sac
• Freshly Painted
• Mediabox



ROYAL LEPAGE
Nanaimo Realty
www.janandtom.com

Janice Stromar • jan@janandtom.com Phone • (250) 758-7653
Tom Stromar • tom@janandtom.com Toll Free • (800) 779-4966
Licensed • REALTORS® Fax • (250) 758-8477
4200 Island Highway, Nanaimo, BC, V9T 1W6
Each office independently owned and operated

Data, floorplans, and measurements are approximate. Please verify if important.