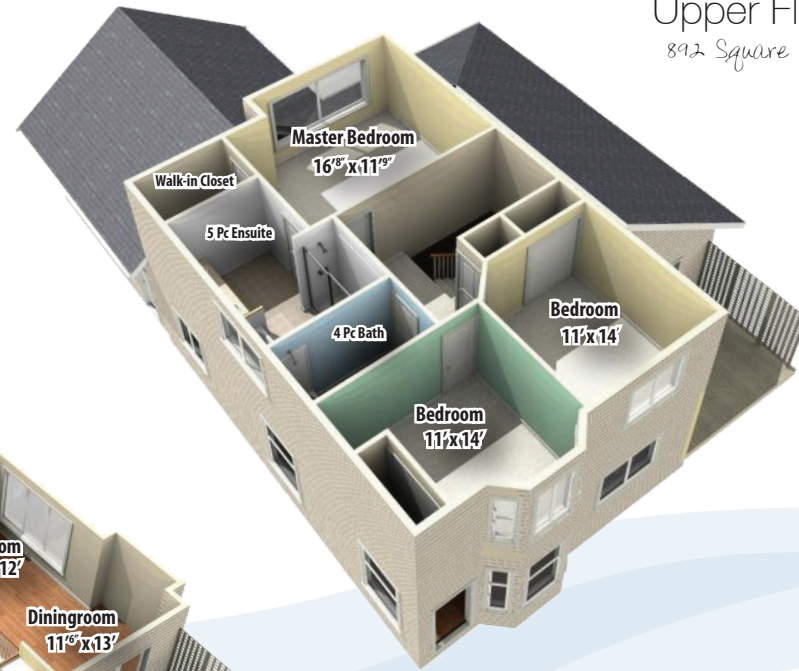


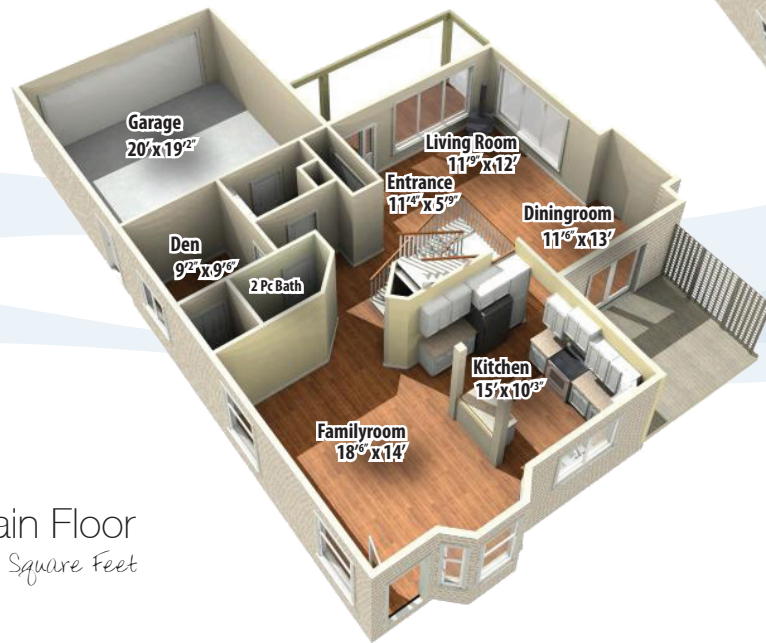
# Floorplans



Upper Floor  
892 Square Feet



Main Floor  
1,128 Square Feet



# Specifications

- Address • 2303 Southborough Drive
- Age • 8
- Total Area • 2,020 sq.ft.
- Beds & Baths • 4 & 3
- Parking • Double Garage
- Water • Connected to Municipal
- Sewer • Septic
- Taxes • \$2,292.02 (for 2012)
- Lot Size • 21,344 sq. ft. (0.49 acres)

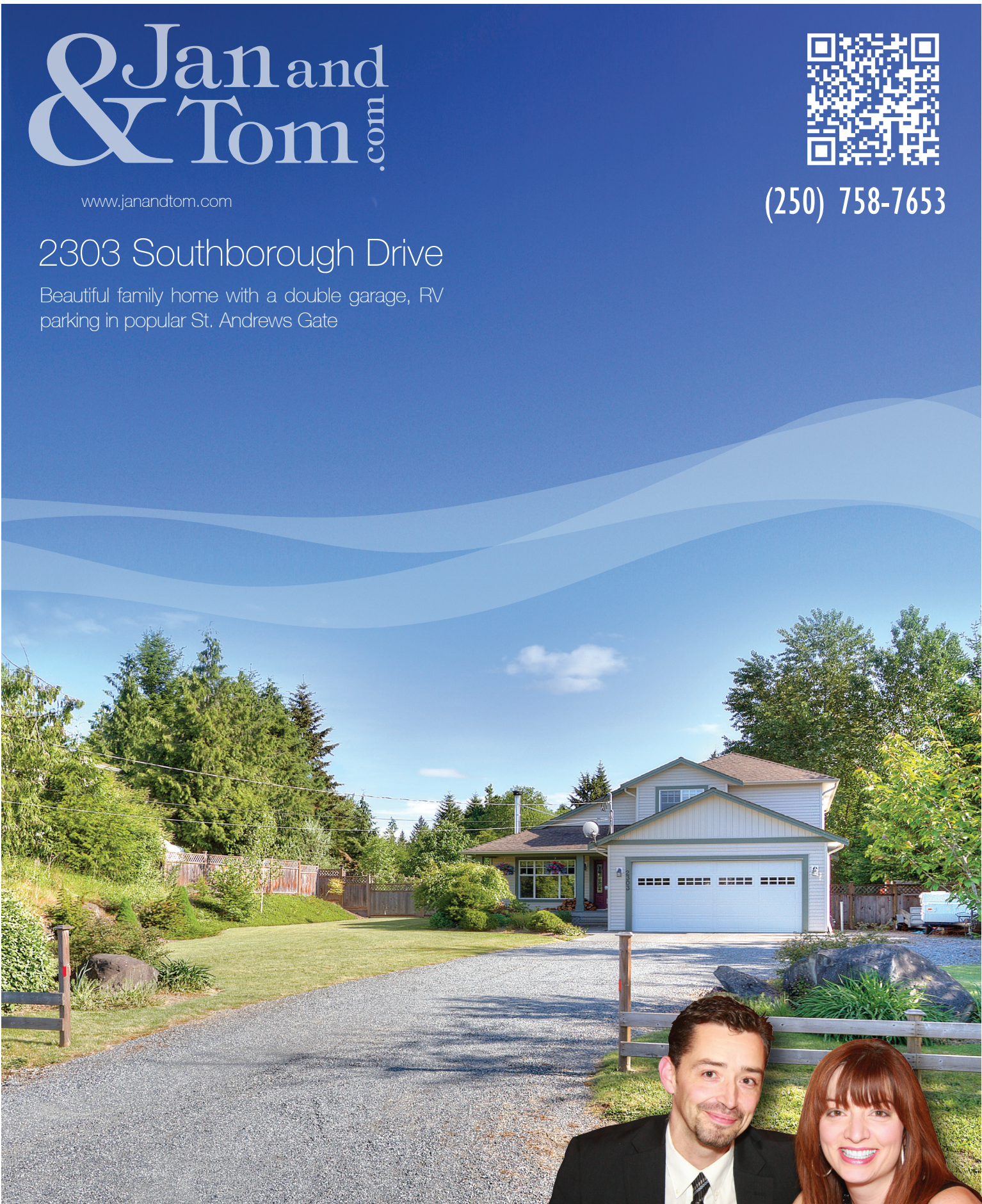
- Exterior • Vinyl
- Construction • Wood frame
- Heating • Electric Baseboard

- Additional Features • Park Nearby
- Main Level Entry
- Recreation & Shopping Nearby
- Built-in Vac, Thermal Windows
- Southern Exposure, Level Lot
- Above Ground Pool
- Landscaped, Fully Fenced

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



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# Jan and Tom .com

www.janandtom.com



(250) 758-7653

## 2303 Southborough Drive

Beautiful family home with a double garage, RV parking in popular St. Andrews Gate



We never forget you have a choice



# Jan and Tom.com

We never forget you have a choice

If you are looking the perfect family home, don't miss out on this attractive four bedroom, three bath two-story home on a half acre lot in popular St. Andrews Gate in semi-rural Cedar! You will fall in love the second you drive up to this beautiful home. The main floor of this home features hardwood floors throughout & a living/dining room with a corner woodstove & vaulted ceilings. The kitchen is a chef's dream with plenty of cupboards & counterspace, including a large island with eating bar overlooking the spacious family room with gas fireplace & large windows to let in the natural light. A 2-piece bath, bedroom & laundry room with a convenient sink & built-in cabinets complete this floor. Upstairs you will find a 4-piece bath & three large bedrooms, including the master suite with walk-in closet & huge ensuite with double sinks, double shower & separate soaker tub. The covered front porch is the perfect place to enjoy your morning coffee & the backyard is south facing, landscaped & private with neighbours only on one side. Other features of the home include a sprinkler system, RV parking. The neighbourhood is quiet but only minutes from downtown Nanaimo & within walking distance to schools, shopping, bus route, recreational facilities & parks.

