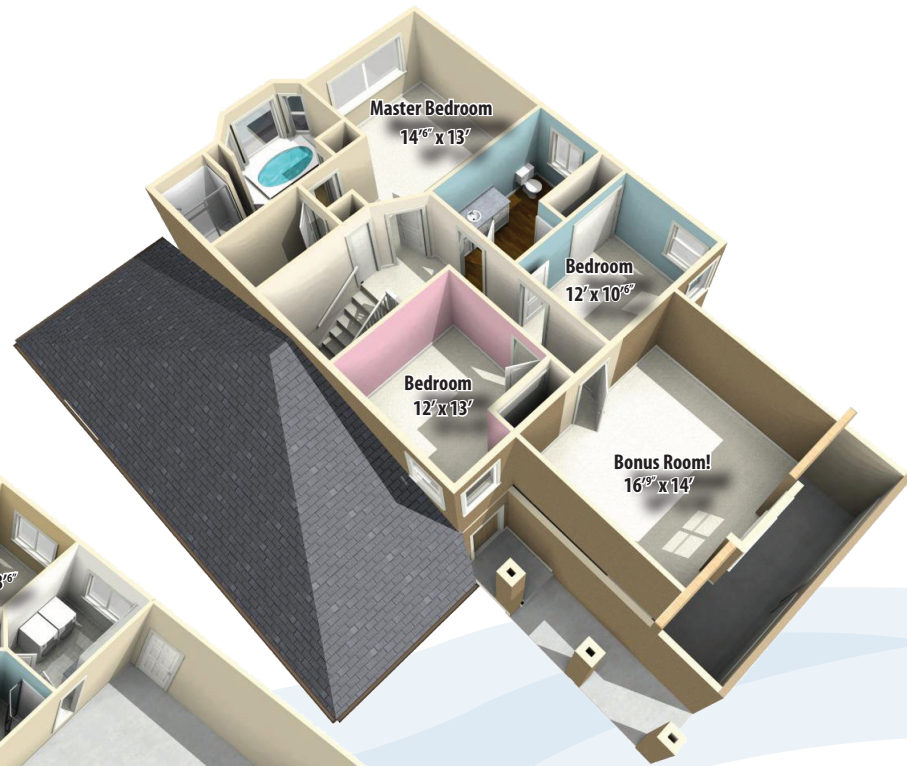


Floorplans



Main Floor
1,450 Square Feet



Upper Floor
1,310 Square Feet

Specifications

- Address • 2338 Hemer Road
- Age • 17
- Total Area • 2,760 sq.ft.
- Beds & Baths • 4 & 3
- Parking • Double Garage
- Water • Connected to Municipal
- Sewer • Septic
- Taxes • \$2,196.00 (for 2012)
- Lot Size • 22,140 sq. ft. (0.509 acres)
- Exterior • Stucco
- Construction • Wood frame
- Heating • Heat Pump / Two Natural Gas Fireplace
- Additional Features • Park Nearby, No thru road
- Main Level Entry
- Recreation & Shopping Nearby
- Built-in Vac
- Thermal Windows, HRV
- Sprinkler System, Fully Fenced
- Landscaped



Coast Realty GROUP
 Phone • (250) 758-7653
 Toll Free • (800) 779-4966
 Facsimile • (250) 758-8477
 Email • janandtom@janandtom.com
 4200 Island Highway, Nanaimo, BC, V9T 1W6

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



www.janandtom.com



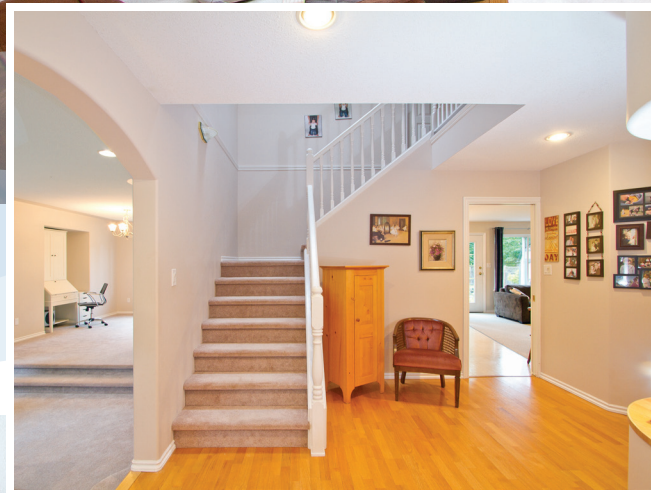
(250) 758-7653

2338 Hemer Road

Welcome to this custom built 2700 square foot home on a fully fenced half acre lot in beautiful Cedar.



We never forget you have a choice



Jan and Tom.com

We never forget you have a choice

"The perfect home to raise our family" will be your first thought upon driving up to this beautiful custom built 4 bd, 3 bth home on a 1/2 acre landscaped lot in semi-rural Cedar. Upon entering the front foyer, you will be immediately impressed by the sunken formal living room with 9' ceilings, floor-to-ceiling windows & gas fireplace. The adjoining dining room is made for dinner parties & conveniently opens to the large bright kitchen with oak cupboards, pantry & large centre island. The kitchen & adjacent eating nook feature windows that flood the rooms with natural light & overlook the huge backyard. Completing the main level is an oversized family room with a second gas fireplace & glass french door to the backyard, a bedroom/office, 3-pce bathroom & laundry/mudroom with a sink & built-in cabinets for extra storage. Upstairs you will find a bonus room over the garage, 4-pce bathroom & 3 spacious bedrooms, including a master suite with a large walk-in closet & luxurious 5-pce ensuite boasting a double shower, double sinks, & a 6 ft. soaker tub...the ideal place to unwind after a long day. Updates by the current owners include a top-of-the-line heat pump, stamped concrete patio, underground sprinkler system, new gutters, light fixtures & some new flooring. This home also has an HRV system, built-in vacuum & gas hookup for a bbq. The sunny rear yard of this home is private, fully fenced & flat & is home to raspberries, grapes, apples & cherries. You will want to spend many summer nights around the firepit at the rear of the property. The neighbourhood is quiet & peaceful yet only minutes to downtown Nanaimo & a short walk to shopping, Holden Lake & Hemer Park at the end of the street. What more could you want?

