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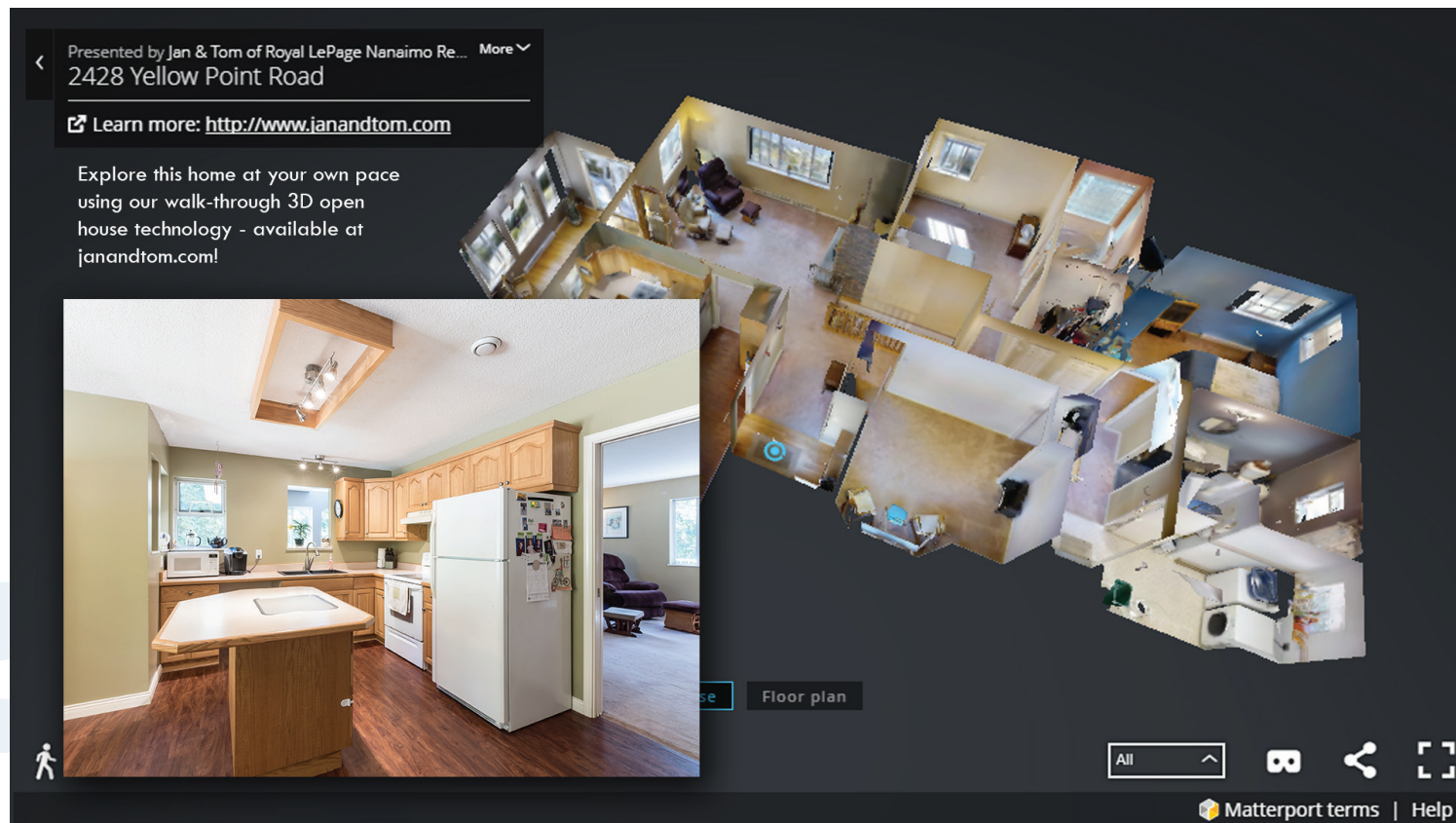


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We never forget you have a choice

2428 Yellow Point Road

8.72 Acres in Beautiful Yellow Point



Specifications

Address • 2428 Yellow Point Road
 Total Area • 2,362 sq.ft.
 Beds & Baths • 4 & 2
 Parking • Extra Deep Single Garage

Exterior • Brick & Vinyl
 Construction • Wood Frame
 Heating • Electric Baseboard, Wood Stove

Additional Features • Extra Deep Garage
 • Private Setting
 • Wooded Area
 • Two home sites (Zoned for two homes)
 • Golf Course Nearby
 • Landscaped Area

Water • Drilled Well
 Sewer • Septic
 Lot Size • 8.72 Acres
 Taxes • \$3,261.21 (for 2017)



ROYAL LEPAGE
 Nanaimo Realty
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 Each office independently owned and operated

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

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2428 Yellow Point Road •



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Wonderful family home on 8.72 acres with a level building site for a second home or shop or barn. This 2300 sq. ft. main level entry home boasts 4 large bedrooms, 2 bathrooms, brick fireplace, wood stove, HRV system, sun room and oak kitchen with a movable island. This home and property has had many updates over the years including a new main bathroom renovation in 2009, new roof in 2011, new well pump in 2012, new water filtration system in 2015, and an RV pad with electrical and water. The acreage is very private and is comprised of approximately 5 acres of useable land as well as 3+ acres of wet lands boasting a variety of wildlife for the nature lover in the family. RU4D zoning allows for 2 residences, agriculture, aquaculture, silviculture, a produce stand and a home-based business. Close to local shopping and schools and only a short drive to downtown Nanaimo and Ladysmith, the Duke Point Ferry, Nanaimo Airport and highway access.

