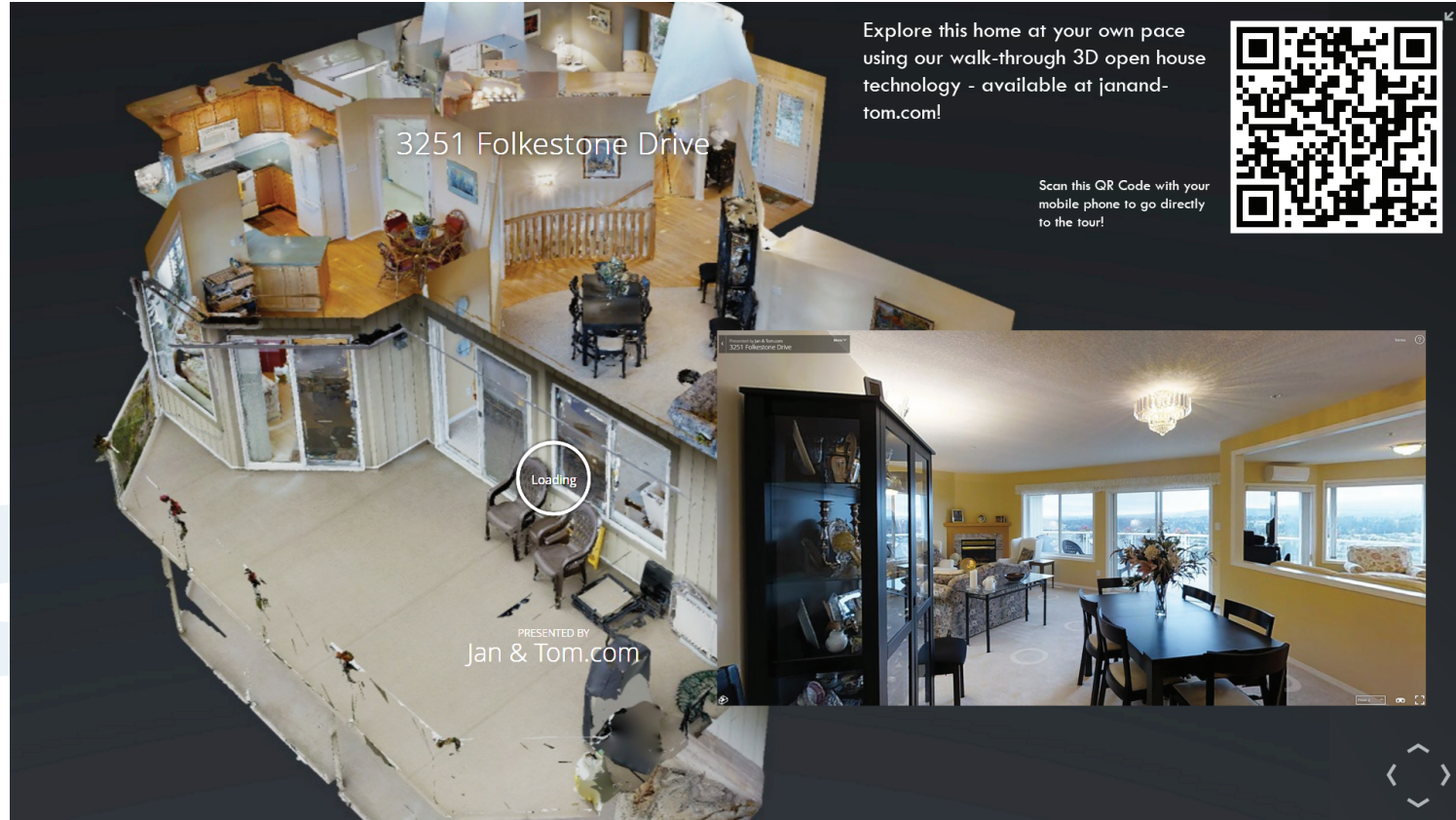


24 Hour Virtual Open House!

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## 3251 Folkestone Drive

Edgewood Main Level Entry Townhome

## Specifications

- Address • 3251 Folkestone Drive
- Total Area • 2,401 sq.ft.
- Beds & Baths • 2 & 3
- Parking • Double Garge

- Exterior • Wood
- Construction • Wood frame
- Heating • Natural Gas Forced Air

- Water • Connected to Municipal
- Sewer • Connected to Municipal
- Strata Fee • \$402.71
- Taxes • \$3,603.81 (for 2015)

- Additional Features • Spectacular Views of Mt. Benson & Dep. Bay
- Shopping & Golf Nearby
- Adult Oriented Community
- Built-in Vacuum
- Secure Gated Community
- Marina Nearby



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



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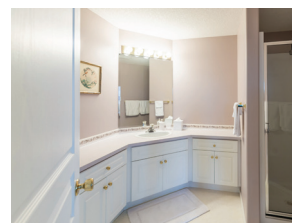
3251 Folkestone Drive •



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This beautiful townhouse in Edgewood Estates enjoys panoramic views of the City, Departure Bay, the Nanaimo Golf Club and Mount Benson. This home features a popular yet rare open plan with all the essential living areas located on the main floor including the master suite. The perfect floorplan for buyers concerned about stairs but wanting the extra space a second floor provides. As soon as you drive up to this home, you will be impressed. From the driveway, you enter through a wrought iron gate into a private front courtyard. Walking through the front door, you will immediately be captivated by the breathtaking views visible from virtually every window. These same windows and skylights also make this home feel bright and welcoming even on the greyest of days. The main floor features a formal living room and dining room, cozy family room, eating nook, well-appointed kitchen, and a spacious master bedroom with a 4-piece ensuite. Also on this level is a laundry room conveniently located off of the kitchen as well as a 2-piece bathroom for guests. Downstairs you will find a large recreation room, good sized 2nd bedroom, 3-piece bathroom and a massive storage area. Two oversized outdoor decks enjoying the same panoramic views as the main living areas of the home complete the space. The current owner has even turned a small hidden room into a wine storage room. Upgrades to the home include carpets, heat pump, deck membrane, window blinds and paint throughout. Edgewood Estates is a popular senior oriented gated community perched high atop Nanaimo overlooking beautiful Departure Bay.



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