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24 Hour Virtual Open House

Explore this home at your own pace using our walk-through 3D open house technology - available at [janandtom.com](http://janandtom.com)!



## Specifications

Address • 4124 Gulfview Drive  
Total Area • 4,230 sq.ft.  
Beds & Baths • 7 + 5  
Parking • Double Garage

Water • Connected to Municipal  
Sewer • Connected to Municipal  
Lot Size • 7,750 sq.ft.  
Taxes • 6,343.76 (for 2019)

Exterior • Vinyl  
Construction • Frame  
Heating • Electric Heat Pump, Natural Gas Fireplace

Additional Features • Ocean View, Legal 2 Bedroom Suite  
• Close to Recreation, Shopping, & Schools  
• Media Room, Summer Kitcehn  
• Underground Services, Quiet Area  
• Roughed in Vacuum, Jetted Tub  
• Security System, Garden Area, Dog Run



**ROYAL LEPAGE**  
Nanaimo Realty  
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4200 Island Highway, Nanaimo, BC, V9T 1W6  
Each office independently owned and operated

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



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We never forget you have a choice

**4124 Gulfview Drive**

Ocean View North Nanaimo Home  
with Two Bedroom Legal Suite



[www.janandtom.com](http://www.janandtom.com)

(250) 758-7653





4124 Gulfview Drive •



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We never forget you have a choice



OCEAN VIEW main level entry home with legal 2 bedroom suite in popular North Nanaimo. Sip your morning coffee while enjoying the beautiful sunrise over the ocean & distant views of the Lower Mainland. This 4,230 sq ft home offers a variety of income opportunities - rent out the legal 2 bedroom suite or operate the established B&B or start a new business. The main level is an open floorplan featuring 9 ft ceilings, hardwood floors, redesigned tile gas fireplace & a beautiful master suite with ocean views, walk-in closet & newly renovated 5-piece ensuite. Also on this level is a chef's kitchen with granite countertops, tile back-splash & stainless steel appliances, 2 large bedrooms overlooking the front courtyard, 4-piece bathroom & laundry room with an entrance to the double garage. The middle floor offers endless possibilities with a wet bar, family room with gas fireplace, 2 additional bedrooms, 4-piece bathroom & a covered deck with access to the backyard that could be sectioned off for a bed & breakfast or almost any type of home-based business. Also on this level is a storage area, media room & 3-piece bathroom with custom tiled shower. The lowest level is a spacious 2 bedroom suite with it's own entrance & covered deck. Outdoor space includes 3 ocean view decks...one on each level, a fenced back yard & a private, beautifully landscaped front courtyard with a trickling pond & garden area. This neighbourhood offers many recreational opportunities with hidden hiking & biking trails only a couple hundred feet away, Neck Point Park a short 5 minute walk away & Pipers Lagoon & Linley Valley within a 2 minute drive. Also, it's just a short walk to Hammond Bay Road offering a main bus route & direct route to North Nanaimo shopping, restaurants & amenities. Rarely do properties with this much flexibility of use come on the market

Janice & Tom Stomar