# Visit janandtom.com



## 24 Hour Virtual Open House



### **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 Vinvl
- 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



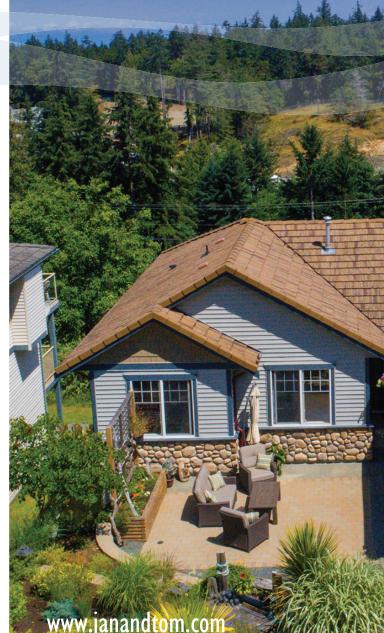
Janice Stromar • jan@janandtom.com Phone • (250) 758-7653 **ROYAL LEPAGE** Licensed • REALTORS \* Nanaimo Realty

Tom Stromar • tom@janandtom.com Toll Free • (800) 779-4966 Fax • (250) 758-8477 4200 Island Highway, Nanaimo, BC, V9T 1W6 Each office independently owned and operated

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



## **4124 Gulfview Drive**



# Janand Tom

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We never forget you have a choice

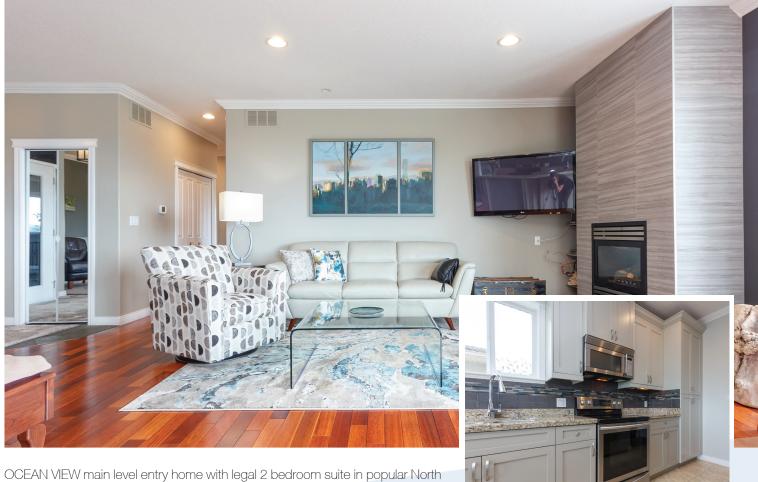












Nanaimo. Sip your morning coffee while enjoying the beautiful sunrise over the ocean & distant views of the Lower Mainland. This 4,230 sq ft home offers a variety of income opportunities - rent out the legal 2 bedroom suite or operate the established B&B or start a new business. The main level is an 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 backsplash & 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 Stromar

### 4124 Gulfview Drive •





