

24 Hour Virtual Open House!

Jan and Tom.com



457 Poets Trail Drive

Explore this home at your own pace using our exclusive walk-through 3D open house technology - only available at janandtom.com!



Scan this QR Code with your mobile phone to go directly to the tour!

Specifications

Address • 457 Poets Trail Drive
Total Area • 2,014 sq.ft.
Beds & Baths • 4 & 3 + Den
Parking • Double Garage & RV

Water • Connected to Municipal
Sewer • Connected to Municipal
Lot Size • 6,868 sq. ft.
Taxes • \$3,897.00 (for 2014)

Exterior • Vinyl
Construction • Wood frame
Heating • Electric Heatpump

Additional Features • Detached Suite
• Built-in Vac
• Open Plan / Vaulted Ceilings
• Central Location
• Private Setting
• Quiet Area
• Landscaped
• Recreation Nearby
• Level Lot

J & T

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.

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457 Poets Trail Drive
Modern Craftsman with Detached Suite

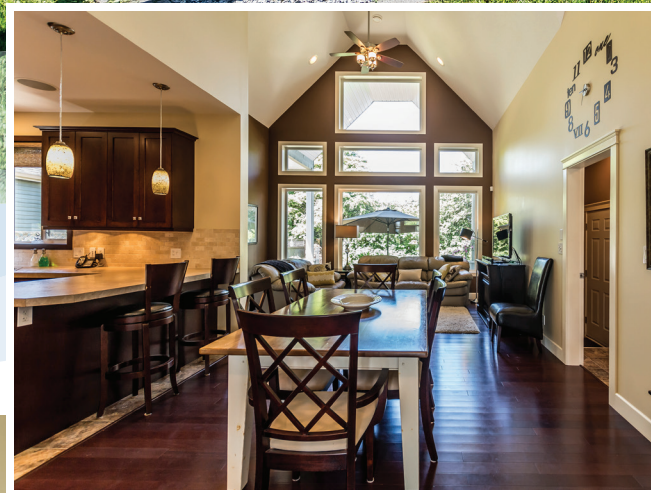


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We never forget you have a choice



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The moment you enter this home in sought after Hawthorne Heights, you will realize that it is not another cookie cutter floorplan. The large, bright foyer faces the main living area featuring hardwood floors, 22 foot vaulted ceilings and huge southwest facing floor to ceiling windows overlooking the back yard. The kitchen is open to the dining and living room and features rich dark wood cabinetry with soft close drawers, under counter lighting, eating bar, a corner sink and a walk-in pantry. Also on the main floor are two bedrooms, a four-piece bathroom and a large laundry/mud room. Through the mud room is the entrance to the double garage. The second level of this unique home features a stunning master suite with a separate den, large 4 piece ensuite, walk-in closet, oversized linen closet and the best part, a Romeo & Juliet balcony with French doors overlooking the main living area. Special features of this home include a security system, iPod docking station from where you can play music through the built-in speaker system, touch screen climate control for heat & air conditioning, heat pump, sprinkler system, built-in vacuum, and 4 foot crawl space. Over the garage is a brilliantly designed, self-contained one bedroom suite with completely separate access from the main home. The private back yard is sunny for much of the day and landscaped. The location is close to major bus routes and amenities and within walking distance to VIU, the Aquatic Centre, Ice Arena and University Centre Mall.

