

	<b>4270 Hammond Bay Road</b>		<b>MLS® 440343</b>	
	Zone	Zone 4- Nanaimo	Listing Status	Active
Sub Area	Z4 Hammond Bay	Title	Freehold	
City	Nanaimo	Possession		
Sub/Complex		Current Price	\$539,000	
Property Type	Single Family	Sale Price		
Style	Rancher	Date Sold		
Taxes	\$3,782 2018			
PID#	009-941-9			
Age	28			
Year Built	1990			
Postal Code	V9T 5A8			
Zoning	Single Family R1			
Zoning Jurisdiction	Nanaimo, City of			
<a href="#">MORE PHOTOS</a> <a href="#">VIEW MAP</a>				

Interior		Style		Features	
Bedrooms	3	Exterior Finish	Vinyl	Insulation	Walls:Yes Ceil:Yes
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Natural Gas
Ensuite	1	Construction	Frame	Heating	Forced Air
# Fireplaces	1	Foundation	Yes	Water	Municipal
Fireplace Type	Natural Gas	Flooring	Mixed	Sewer	Connected
Basement Type	Crawl	Bsmnt Devel	None		
Chattels	Included; FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, LARGE FREEZER				
Amenities	Wheelchair Access, Security System, Garden Area, Thermal Windows, Kitchen Built-in(s), Main Level Entry				

Complex Information					
Strata Fee		Units In Bldg	Stores		Laundry
Display Suite #		Units in Projects	Levels Per Unit		Air Cond.
Fee Incl			# Covered Parking Sp	2	
Outdoor Area					
Access By	Street				
Shared Amenities					

# of Rooms 7 (Total Sqft.: 1,656)				Floor Area (sqft)	
Levels	Down	Main	Up	Other	
Living Room		16'6X15'4			Finished 1,656
Family Room		14X12			Unfinished
Dining Room		15'2X10'2			Downstairs Main Level 1,656
Laundry/Utli		10X5			Upper Level Other
Master Bedroom		14X12			
Bedroom		10X9			
Bedroom		11X10			
Bathroom		4PC			
Ensuite		4PC			
<b>Exterior Features</b>					
Width (Ft)	205		Lot Area (Acres)	0.40	
Depth (Ft)			Lot Area (Sqft)	17,323	
Lot Shape					
Parking Type	Garage - Double, Additional Parking				
Site Influences	Central location, Easy Access, Private Setting, Shopping Nearby, Recreation Nearby, Quiet Area, No Thru Road, Landscaped, Hydro to Lot, Road - Paved, Level Lot, Pets Allowed, Natural Gas to Lot				
Chattels	Included; FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, LARGE FREEZER				
Elementary	HAMMOND BAY				
Middle					
Secondary	DOVER BAY				

Listed By	RE/MAX Of Nanaimo
Legal Description	PLAN VIP 46311 LOT 1 DLOT 41 LDIST 58
Restrictions	
Mortgage Info	
	Tax Roll Number

Large Rancher on a large corner lot. This 3 bedroom 2 bath rancher has a two car garage, spacious kitchen, security system, heat pump, gas fireplace and furnace, family room. There is a covered deck off the kitchen that leads to a fenced garden area. This home is steps away from the beach, Neck Point Park and Hammond Bay Elementary. Kids can easily walk to school. There is an extended parking off the garage for R/V parking. The master bedroom has a large walk-in closet and ensuite. There are fruit trees and plenty of extra land with 205 feet of frontage 17,323 sq. ft. lot. The address is Hammond Bay Road but the driveway is off Shores Drive. Like a big Patio Home with no strata fees and no strata rules. All data and measurements are approximate Buyers should verify if important.



This listing information is provided by  
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