



MILLER REAL ESTATE TEAM
5505 Noye Road



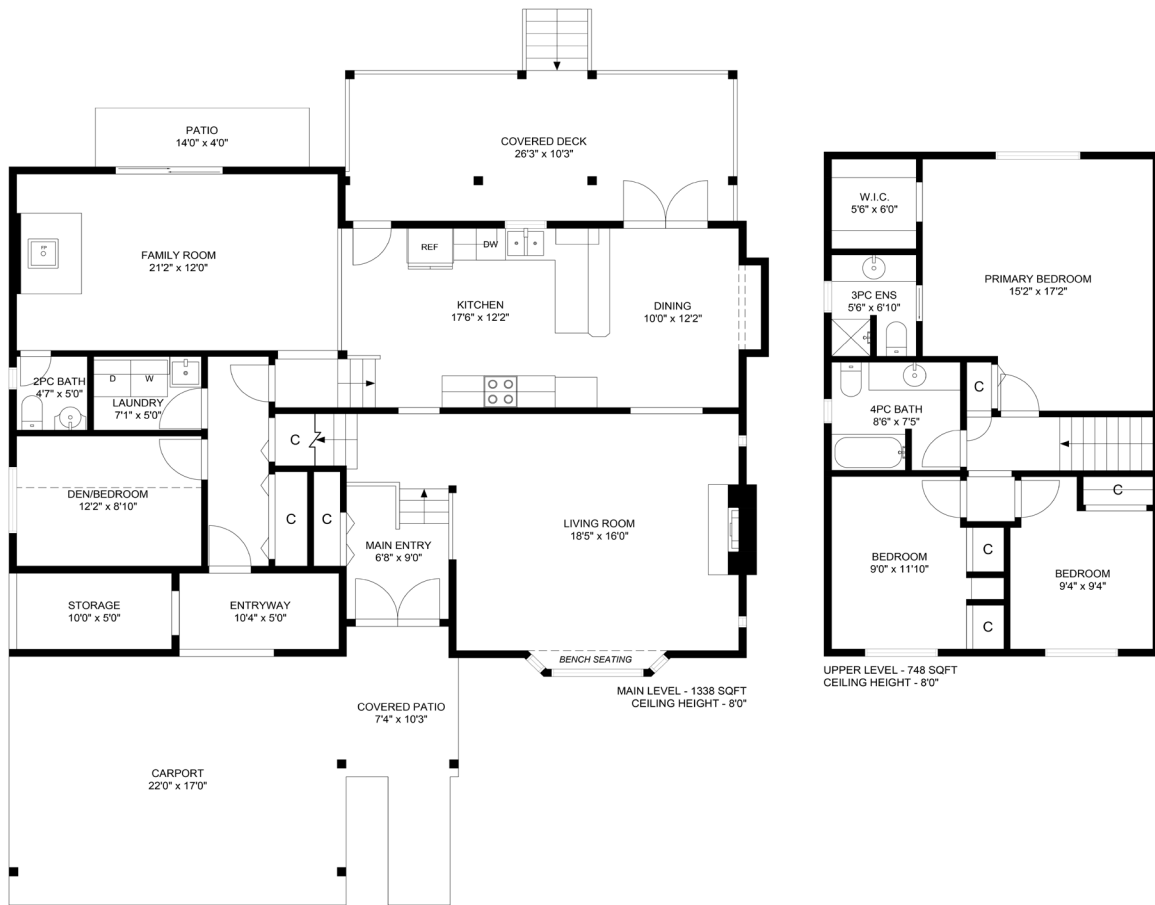


This four bedroom, three bathroom split-level home is located in an established Pleasant Valley neighbourhood with mature trees and well-established gardens. The main level features high-end laminate flooring throughout much of the living space, with tile in the foyer and kitchen. A large bay window brings plenty of natural light into the spacious living room. The kitchen offers cherry cabinetry, subway tile backsplash, roll-out pantry shelving, deep drawers, under-cabinet lighting, ample counter space and an eating bar with pendant lighting. The adjoining dining area opens onto a large cedar deck with pergola overlooking the backyard. A few steps down is the family room with glass doors leading to the lower patio, along with a laundry room, powder room and den/fourth bedroom. Upstairs are three bedrooms, including the primary with walk-in closet and three-piece ensuite. Additional features include 200-amp service, garden shed, washer and dryer, and a convenient location close to Brannen Lake, schools and North Nanaimo amenities.

5505 Noye Road
Nanaimo, BC

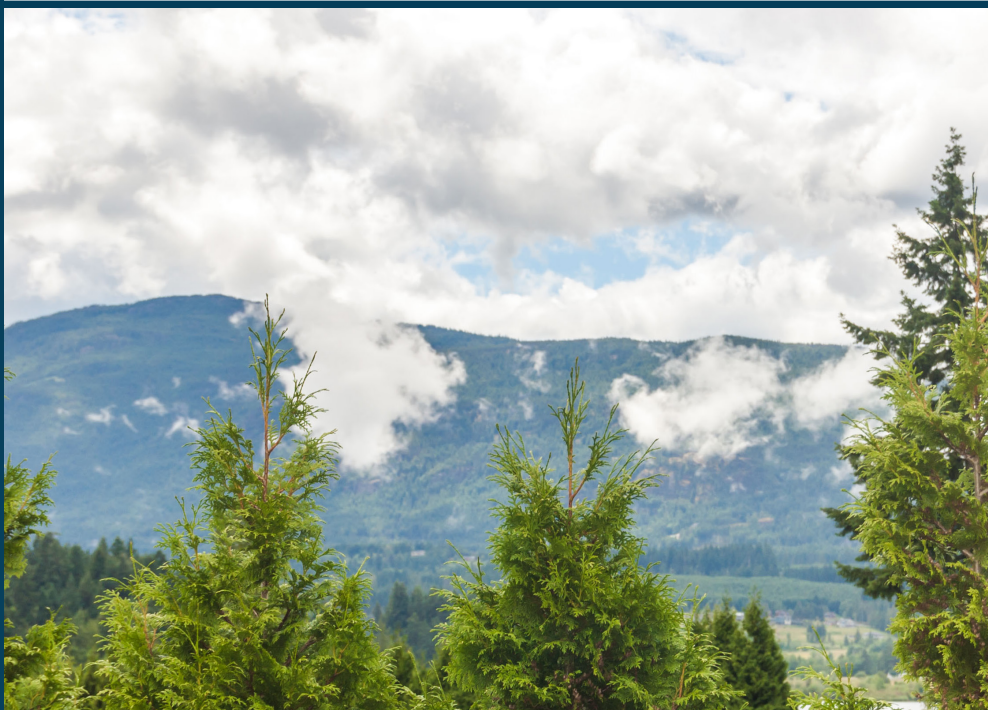
2086
FINISHED SQFT

8'0"
CEILING HEIGHT



All floor plan measurements, square footage, and drawings are approximate and provided for illustrative purposes only, and should be independently verified by the Buyer if important.

Floor Plan & Specifications



Pleasant Valley

City: Nanaimo

Zoning: R5

Home Size: 2,086 SqFt

Lot Size: 7,502 SqFt

Taxes: \$4,940 (2025)

Construction: Wood Frame

Exterior Finish: Stucco & Wood

Roof: Fibreglass Shingle

Year Built: 1980

Bedrooms: 4

Bathrooms: 3

Heat: Heat Pump &
Electric Baseboard

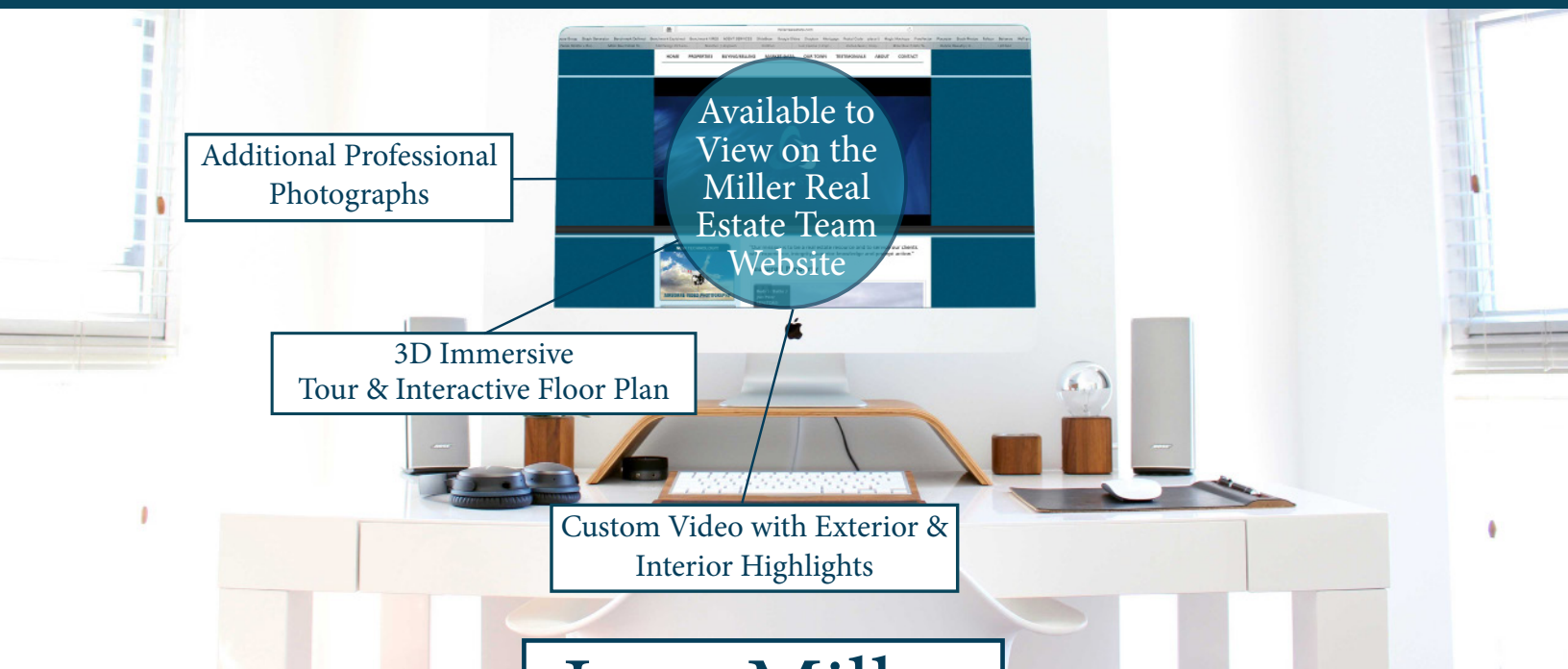
Schools:

Pleasant Valley Elementary &
Dover Bay Secondary

All data & measurements are approximate
& should be verified if important.



Thank you for viewing 5505 Noye Road
Additional Information Available at MillerRealEstate.com



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