

# 2710 Clover Close Features

- Private 3.51 acre property with majestic surroundings
  - Powered front gate with evening and motion-activated lampposts
  - Fully cedar fenced with mesh added for pet and child security
  - Private closed road leads to the property
  - Protected old growth characteristic Western Red Cedar and Douglas Fir in covenanted riparian area at front of property
  - Adjacent property located in the ALR
  - Property is forested on three sides with natural vegetation
  - Custom stone works on front circles and throughout property
  - Ornamental trees include flowering plums, flowering cherry, golden locusts, Siberian larch, eucalyptus, lilac, juniper, weeping willow, hedge cedars and rhododendrons
- Water systems and power hookups
  - Drilled well with filtration and purification plant as well as additional UV light bacteria removal
  - Rainwater harvesting for house – up to 6000 gallons in two cisterns run through the filtration system
  - Well house and plant wired for generator for power outages
  - Rainwater harvesting for irrigation – 3500 gallons in five cisterns
  - Ability to plumb into home system in event of emergency
  - 50A plug and freshwater outlet for RV



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- The property has everything you need for recreation and storage
  - Outdoor kitchen with cedar post and beam construction, power and lighting, stainless cabinetry, removable weather panels and imported Mexican tile motif trimmed in western cedar
  - Stone and concrete firepit area
  - Firewood and storage building with cedar post and beam construction
  - Fully cedar fenced produce garden with two 5' x 18' raised beds and additional tomato and raspberry beds
  - Fenced chicken coop with power and insulation
  - Powered and insulated storage shed/dog kennel
  - Home wired for outdoor speakers
  - 12'x24'x4' heated above ground pool
    - Double capacity pool heat pump
    - Locking child and senior friendly staircase
    - Pool base is fine sand
  - Volleyball/badminton net with adjustable height
- Gourmet kitchen
  - Five stainless appliances including propane range and double wide fridge and freezer
  - Walk-in pantry
  - Granite countertops and undermount sink
  - Spacious eating area with propane fireplace



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- Custom hardwood floors milled from Douglas Fir timbers on the property
- Granite countertops throughout the house
- Living room overlooking property with vaulted ceilings and propane fireplace
- Dining room with coffered ceiling and lit display niches
- Primary bedroom on main level overlooking the serene property
- Spa-like six-piece ensuite
  - Jetted BainUltra Jacuzzi tub
  - Large tile Roman shower with three heads and two controls
  - Dual vanity and water closet
  - Heated tile floor
  - Skylight
  - His and Hers walk-in closets, one with space for a make-up vanity
- Spacious office that could be used as a fifth bedroom
- Cloakroom, laundry room and two two-piece bathrooms on main level
- Three bedrooms on the second level, each with direct access to a private bathroom
- Family room and home gym with custom floor and mirrors
- Triple over-height garage
- Full crawlspace houses furnace and hot water tank
- Situated for a short drive to North Nanaimo and downtown amenities including shopping, restaurants, Nanaimo Aquatic Centre, Nanaimo Ice Centre and Vancouver Island University



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