

# 156 Golden Oaks Crescent Features

- Custom Built Southern Exposed Ocean View Home with Extensive Luxury Features
- Amazing Outdoor Spaces
  - 25' x 10' In-Ground Pool Pentair Equipment and High Efficiency Gas Heater
  - 800 sqft Paver Rooftop Deck
  - Hot Tub
  - Ocean Views towards the Sunshine Coast, Vancouver and Gabriola Island
  - Gas, Water and Power Available
  - Accessed from Backyard by Aluminum Stairs
  - 20' x 8' Sliding Door Allows for Patio to be Extension on Living Space
  - Covered Patio Area with Steel Beam Support
  - Private Fully Fenced Backyard
  - Outdoor Concrete Shower
  - Concrete Retainment with Integrated Lighting
  - Patio Equipped with Plumbing and Power for Outdoor Kitchen
  - Irrigation System for Front and Back Gardens
  - Pool Deck Drainage Connected to Perimeter Drains
- Expansive Open Concept Main Level
  - 72" Linear Fireplace with Smart Vent Above TV
  - Deep Built-in Cabinetry and Bench
  - Glass Railing on Stand Offs
  - Wall of South Facing Windows
  - Engineered Cantilevered Floor Allows for More Space



MILLER REAL ESTATE TEAM

**Andrew Miller**

Personal Real Estate Corporation

**Jim Miller**

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**RE/MAX**  
**OF NANAIMO**

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- Stunning Gourmet Kitchen
  - Miele Appliance Package including Six Burner Gas Range and Dual Fridge
  - Double Kitchen Islands with Eating Bars
  - Custom Millwork Detail Under Eating Bars
  - Marble Chevron Tile Backsplash
  - Butler's Kitchen
    - Speed Oven and Microwave
    - Pantry with Pullouts
    - Wine Rack and Beverage Fridge
    - Solid Fir Floating Shelf
  - Cabinet Kickplate Custom Routed for Airflow
  - Abundant Drawers and Cabinetry with Pullouts
  - Planning Desk
- Primary Bedroom with Spa-Like Ensuite
  - Heated Tile Floor including in Shower
  - Dual Vanity
  - Freestanding Tub and Separate Glass Shower
  - Water Closet
  - Walk-in Closet with Laundry Chute
- Two Piece Bathroom with Secondary Laundry has Access to Pool Deck
- Home Gym/Den on Main Level, Easily Converted into a 4th Bedroom



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- Two Bedrooms on Lower Level
  - Both with Walk-in Closets
  - One with Four Piece Ensuite
- Family Room and Four Piece Main Bathroom on Lower Level
- Laundry Room Abundant Built-ins and Bench with Custom Millwork Backing
- Quartz Countertops Throughout
- Engineered Wood Flooring
- High Efficiency Gas Furnace and Air Conditioning Unit
- Separate Fujitsu Minisplit Unit for Heating and Cooling in Primary Bedroom and Garage
- Two Navien Hot Water on Demand Systems
- Custom Open Wood Stairs and Concrete Interior Wall
- 10-18' Ceilings on Main Level and 28.5' Ceiling in Entry
- Finished Stairs Lead to Large Crawlspace
- TV Options in Primary Bedroom, Ensuite and Gym
- Electrical Rough In for Car Charger
- Solid Core 8' Interior Passage Door
- Stucco Siding and Engineered Cedar Soffits
- Metal Roof Detail
- Coloured Sand Finish Concrete
- Allan Block Retainment and Low Maintenance Landscaping
- Desirable Location near Beaches and Linley Valley Hiking Trails



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