



**MILLER REAL ESTATE TEAM**  
**5110 Sam's Way**

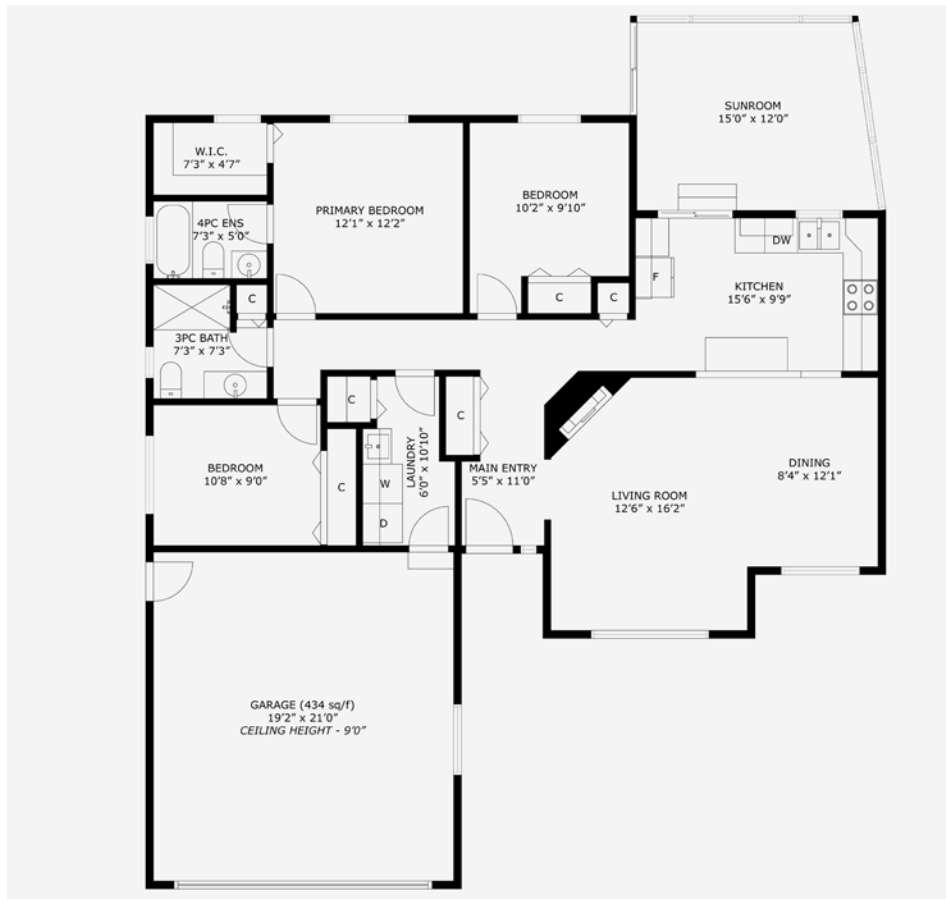






This immaculate three bedroom rancher is situated in a central location near Nanaimo North Town Centre and Oliver Woods Community Centre. Large windows and a skylight bring abundant natural light into the home. The kitchen features granite countertops, three appliances and white cabinetry. A heated sunroom creates an extension of the living space overlooking the private and serene

backyard. The fully fenced southern exposed yard has a partially covered patio and lovely mature gardens. Down the hall are three bedrooms and two bathrooms including the primary with four piece ensuite and walk-in closet. Additional features include a heat pump, gas fireplace with stone surround, hardwood flooring, RV parking and irrigation system.



## Specifications & Floor Plan



City: Nanaimo  
 Zoning: R1  
 Home Size: 1,500 sqft  
 Taxes: \$4,170 (2022)  
 Construction: Frame  
 Exterior Finish: Wood  
 Roof: Fibreglass Shingle  
 Lot Size: 7,147 sqft  
 Year Built: 1993  
 Bedrooms: 3  
 Bathrooms: 2  
 Heat: Heat Pump  
 Schools: Randerson Ridge  
 Elementary & Dover Bay  
 Secondary

# Uplands

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





Thank you for viewing 5110 Sam's Way  
Additional Information Available at [MillerRealEstate.com](http://MillerRealEstate.com)



  
MILLER REAL ESTATE TEAM

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