



MILLER REAL ESTATE TEAM
2115 Caledonia Avenue



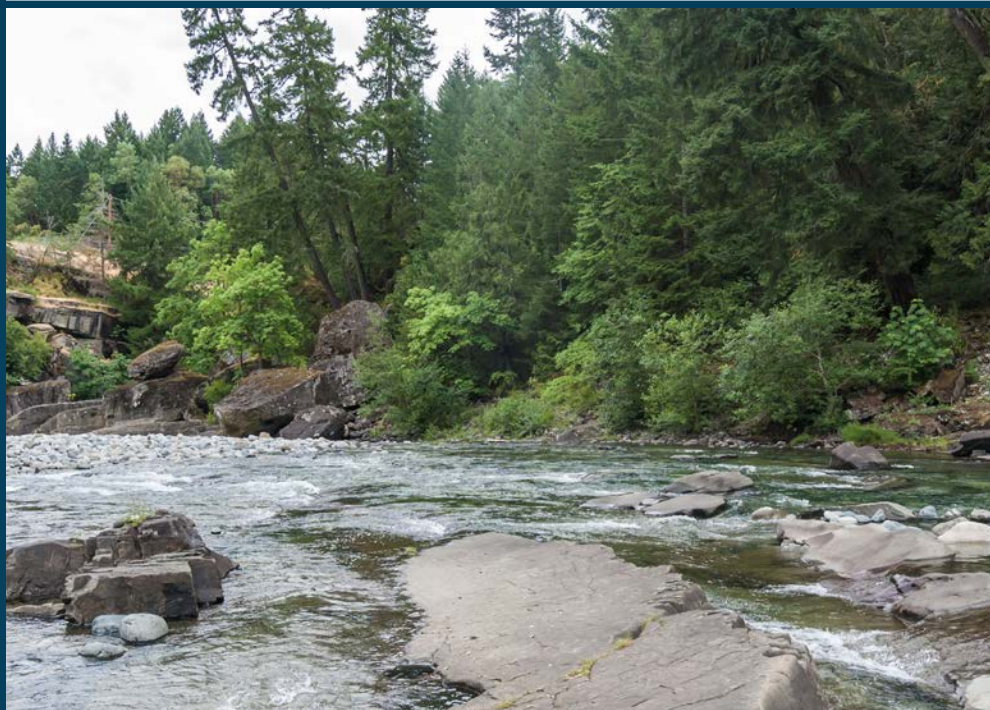


This expansive three bedroom rancher is situated on a private 0.38 Acre lot. Much of the property is flat and useable, perfect for the future potential of a workshop. The rear yard has a deck and patio perfect for relaxing with southwestern exposure. Inside is a spacious floor plan with sunken living room and formal dining room. The eat-in kitchen offers three stainless appliances and is open to the family room with woodstove. Down the hall are three

bedrooms including the spacious primary with deck access, a four piece ensuite and walk-in closet. Completing the home are a three piece bathroom, bathroom/laundry combo and double garage. Added features include detached shed, cork flooring, fresh paint, new deck and new hot water tank. Beautiful trees surround the property including Spruce, Douglas Fir, Dogwood, Cedar, Arbutus and mature Lilac.



Specifications



City: Nanaimo
Zoning: RS2
Home Size: 1,750 sqft
Taxes: \$2,496 (2022)
Construction: Frame
Exterior Finish: Wood
Roof: Fibreglass Shingle
Lot Size: 16,690 sqft
Bedrooms: 3
Bathrooms: 3
Heat: Electric Baseboard
Schools: Cedar Elementary & Cedar Secondary

Extension

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



Thank you for viewing 2115 Caledonia Avenue
Additional Information Available at MillerRealEstate.com

Additional Professional
Photographs

Available to
View on the
Miller Real
Estate Team
Website

3D Immersive
Tour & Interactive Floor Plan

Custom Video with Exterior
& Interior Highlights

Andrew Miller

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