

## MILLER REAL ESTATE TEAM 2696 Willow Grouse Crescent

























This charming single-family home is located on a serene, flat lot with a backyard that boasts privacy, thanks to the many surrounding trees. Offering both comfort and functionality, this property gives you the feeling of seclusion while still being close to nearby amenities, including schools.

This home has been beautifully updated and offers 3 bedrooms on the main level, providing plenty of space and style for your family to enjoy. Updates include vinyl windows, flooring, and kitchen cabinets. Another bonus is the cozy, woodburning fireplace, perfect for any chilly night. There is also a 2 bedroom unauthorized suite downstairs, ideal for extended family or as a potential rental income opportunity.

One of the standout features of this property is the backyard studio. An ideal space for those who work from home.



## **Property Matrix**

2256 Sq Ft Total Finished

438 Sq Ft Garage & Shop

FLAVR SHOP

All measurements are approximate and should be verified by the Buyer if important.

## 2696 Willow Grouse Crescent Total Finished Area - 2256 Sq Ft



## Specifications & Floor Plan



Diver Lake

City: Nanaimo

Zoning: R1

Home Size: 2,256 sqft

Taxes: \$4,716 (2023)

Construction: Vinyl Siding

Exterior Finish: Wood

Roof: Asphhalt Shingle

Lot Size: 12,800 sqft

Year Built: 1973

Bedrooms: 5

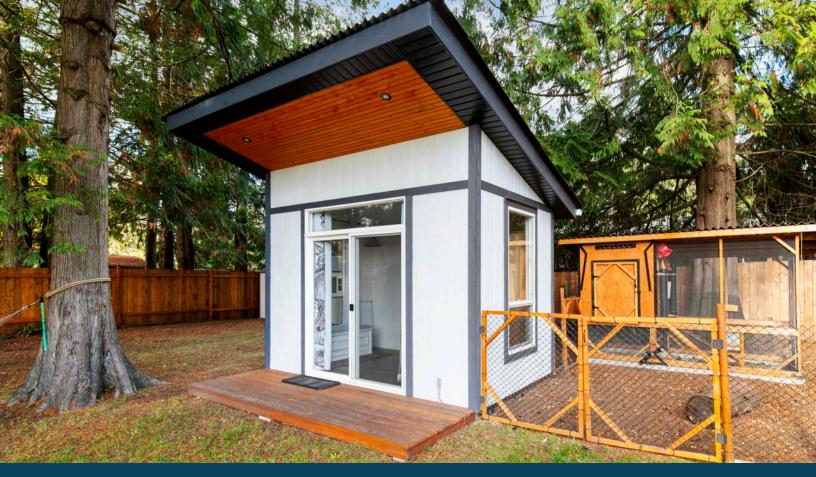
Bathrooms: 2

Heat: Forced Air, Natural Gas

Schools: Coal Tyee Elementary &

Wellington Secondary

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



Thank you for viewing 2696 Willow Grouse Cres Additional Information Available at MillerRealEstate.com

