



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.



MILLER REAL ESTATE TEAM

Property Matrix

2256 Sq Ft
Total Finished

438 Sq Ft
Garage & 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



- City: Nanaimo
- Zoning: R1
- Home Size: 2,256 sqft
- Taxes: \$4,716 (2023)
- Construction: Vinyl Siding
- Exterior Finish: Wood
- Roof: Asphalt Shingle
- Lot Size: 12,800 sqft
- Year Built: 1973
- Bedrooms: 5
- Bathrooms: 2
- Heat: Forced Air, Natural Gas
- Schools: Coal Tye Elementary & Wellington Secondary

Diver Lake

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



Thank you for viewing 2696 Willow Grouse Cres
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

PersonalRealEstateCorporation

Jim Miller

PersonalRealEstateCorporation



MILLER REAL ESTATE TEAM

RE/MAX
OF NANAIMO

Each Office Independently Owned and Operated

250.751.1223

• MillerRealEstate.com

• 1-5140 Metral Dr