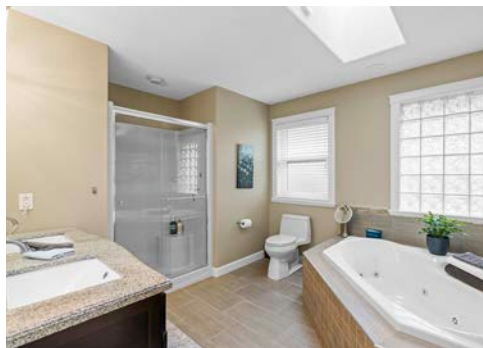




MILLER REAL ESTATE TEAM
1471 Rose Ann Drive





Enjoy breathtaking ocean views from this meticulously maintained home, perfectly designed for coastal living and entertaining. The south-facing deck overlooks Departure Bay and connects to a beautifully landscaped backyard with lush gardens and a covered patio. Inside, the gourmet kitchen opens to the eating nook and family room, where French doors lead to the deck and panoramic views. A double-sided fireplace adds warmth to both the family and living rooms, and the formal dining room offers flexibility as a den or office. The spacious primary suite features French doors to the deck, a walk-in closet, and a luxurious ensuite with dual vanity, jetted tub and separate shower. The walk-out lower level includes a large family room with wet bar, two bedrooms, a den, and a hobby/flex room. Located on a quiet cul-de-sac just a short walk to beach access and Linley Valley trails.



Specifications



City: Nanaimo

Zoning: R5

Home Size: 3,012 SqFt

Lot Size: 10,152 SqFt

Taxes: \$7,160 (2024)

Construction: Frame

Exterior Finish: Stucco

Roof: Fibreglass Shingle

Bedrooms: 4 + Den

Bathrooms: 3

Heat: Electric Furnace &
Heat Pump

Schools: Departure Bay Eco
Elementary & Wellington
Secondary

Departure Bay

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



Thank you for viewing 1471 Rose Ann Drive
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



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