



MILLER REAL ESTATE TEAM
1454 Rose Ann Drive





Situated on a desirable cul-de-sac, this home offers spectacular ocean views of active Departure Bay. The expansive southern-exposed wraparound deck, partly covered for year-round enjoyment, creates the perfect spot to take in the scenery. With over 2800 sqft of living space, the home provides plenty of room for family and entertaining. The main level features a spacious living room, dining room, kitchen with eating nook, and family room. Three bedrooms are located on this level, including the primary suite with a walk-in closet and three-piece ensuite, along with a four-piece main bathroom. The fully finished lower level expands the living space with a large rec room, three additional bedrooms, a four-piece bathroom, and laundry room. This incredible location also offers easy access to the beach and the scenic hiking trails of Linley Valley.



Specifications



Departure Bay

City: Nanaimo

Zoning: R5

Home Size: 2,814 SqFt

Lot Size: 7,181 SqFt

Taxes: \$6,495 (2025)

Construction: Frame

Exterior Finish: Wood

Roof: Fibreglass Shingle

Bedrooms: 6

Bathrooms: 3

Heat: Forced Air - Electric

Schools: Departure Bay
Elementary Eco-School &
Wellington Secondary

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



Thank you for viewing 1454 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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