

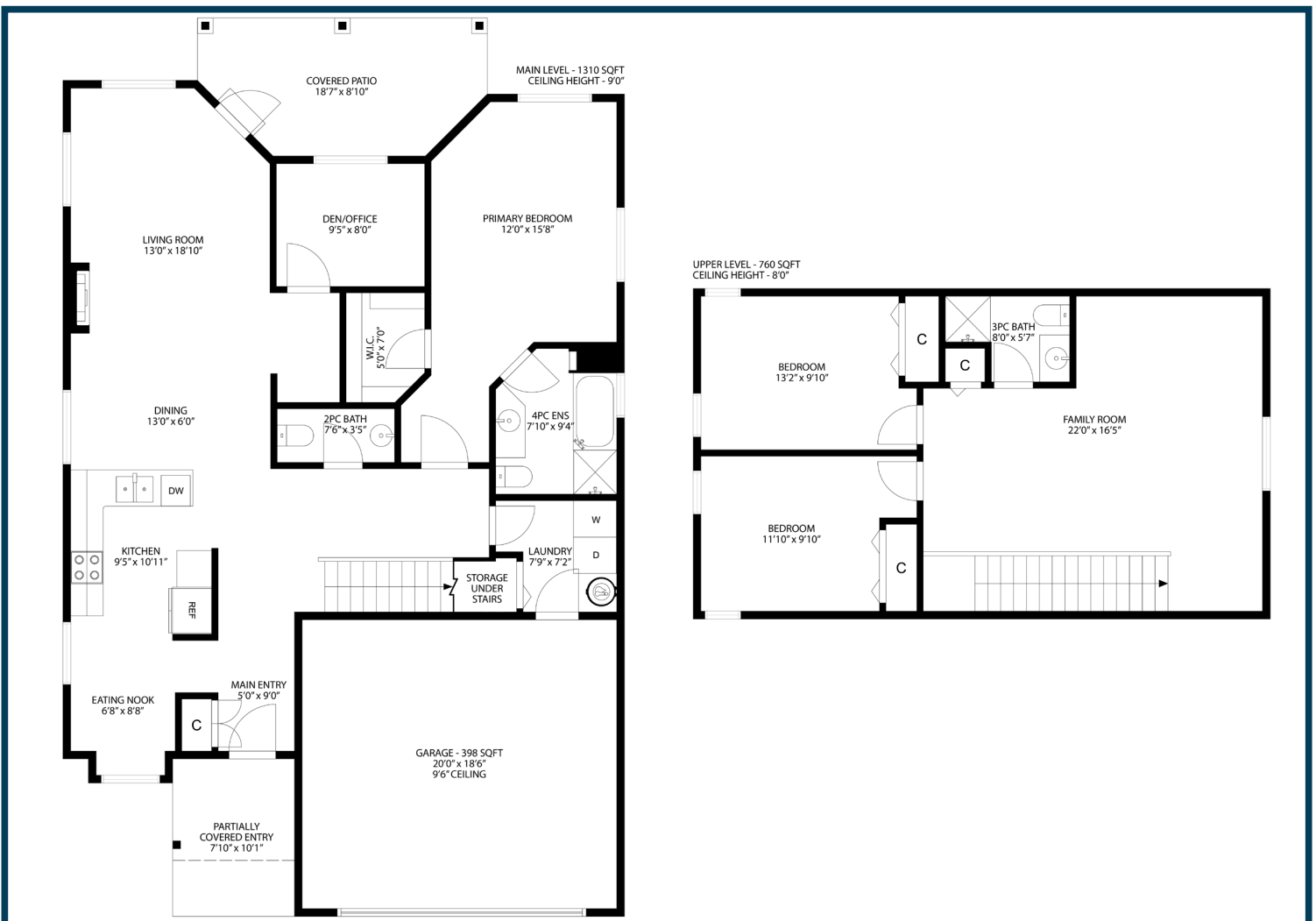


MILLER REAL ESTATE TEAM
3292 Mercedes Way





Welcome to this high-end two-storey detached townhouse in sought-after Cottle Creek Estates, ideally located in desirable Departure Bay. Designed for main-level living, the open-concept layout is complemented by 9' ceilings and engineered hardwood flooring. The spacious primary bedroom is conveniently located on the main level and features a walk-in closet and four-piece ensuite with heated floors. Also on the main are a versatile den, laundry area, and a two-piece bathroom with heated floors. Upstairs offers excellent separation of space with a large family room, two additional bedrooms, and a three-piece bathroom—perfect for guests or family. The complex allows one cat or one dog. Enjoy an exceptional lifestyle just a short walk from the Linley Valley hiking trails.



Floor Plan & Specifications



Departure Bay

City: Nanaimo
 Zoning: R10
 Home Size: 2,070 SqFt
 Taxes: \$5,293 (2025)
 Construction: Frame
 Exterior Finish: Cement Fibre
 Roof: Fibreglass Shingle
 Bedrooms: 3 + Den
 Bathrooms: 3
 Heat: Forced Air - Electric
 Schools: Departure Bay
 Elementary & Wellington
 Secondary

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



Thank you for viewing 3292 Mercedes Way
Additional Information Available at MillerRealEstate.com



250.751.1223

Andrew Miller
Personal Real Estate Corporation
Jim Miller
Personal Real Estate Corporation

• MillerRealEstate.com



• 1-5140 Metral Dr