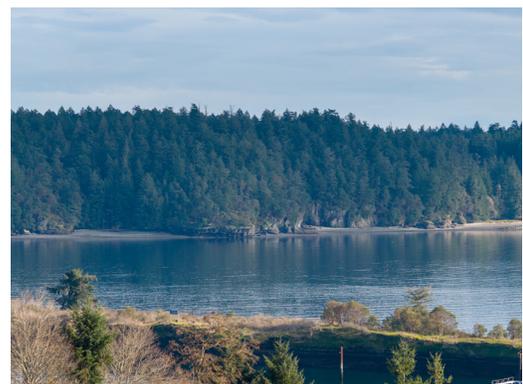




MILLER REAL ESTATE TEAM
1448 Rose Ann Drive

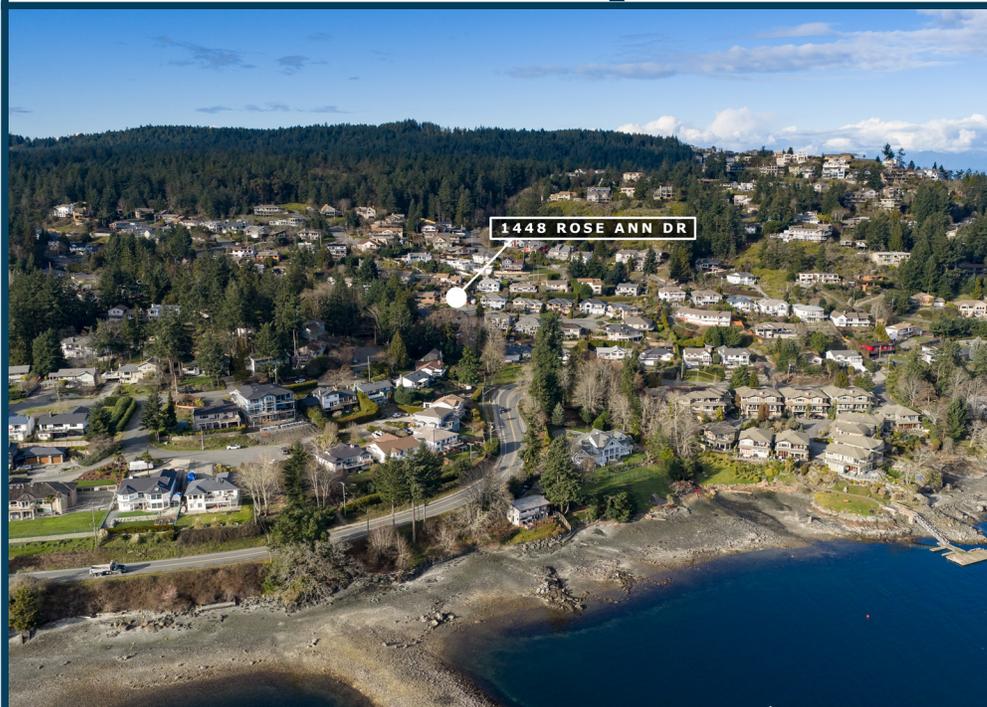




Set on a quiet cul-de-sac just steps from beach access and the trails of Linley Valley, this well-appointed home blends lifestyle and comfort. Ocean views greet you from the sunny south-facing front patio and continue from two of the upstairs bedrooms. Inside, the main level offers a spacious living room with fireplace, a dining room overlooking the backyard, and an updated kitchen with four appliances, abundant cabinetry, and an eating bar. The adjoining family room with gas fireplace creates the perfect everyday gathering space, while laundry and a two-piece bath complete the lower level. Upstairs features three bedrooms, including a generous primary with walk-in closet and three-piece ensuite, plus a five-piece main bath with dual sinks. Additional features include hardwood flooring, a large back deck, garage with workshop, and plenty of parking.



Specifications



City: Nanaimo

Zoning: R5

Home Size: 2,092 SqFt

Lot Size: 7,739 SqFt

Taxes: \$5,624 (2025)

Construction: Frame

Exterior Finish: Wood

Roof: Fibreglass Shingle

Bedrooms: 3

Bathrooms: 3

Heat: Electric Baseboard

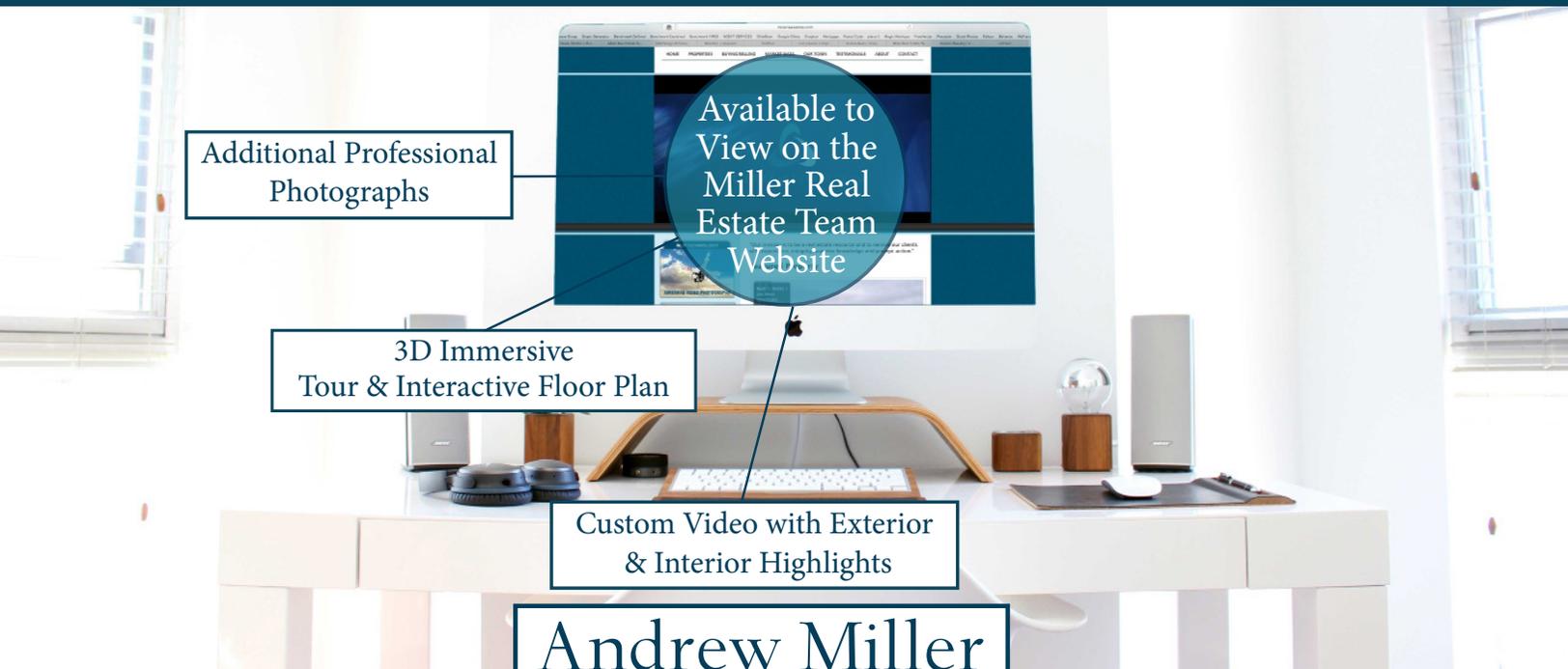
Schools: Departure Bay
Elementary & Wellington
Secondary

Departure Bay

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



Thank you for viewing 1448 Rose Ann Drive
Additional Information Available at MillerRealEstate.com



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