



**MILLER REAL ESTATE TEAM**  
**39 - 6245 Blueback Road**



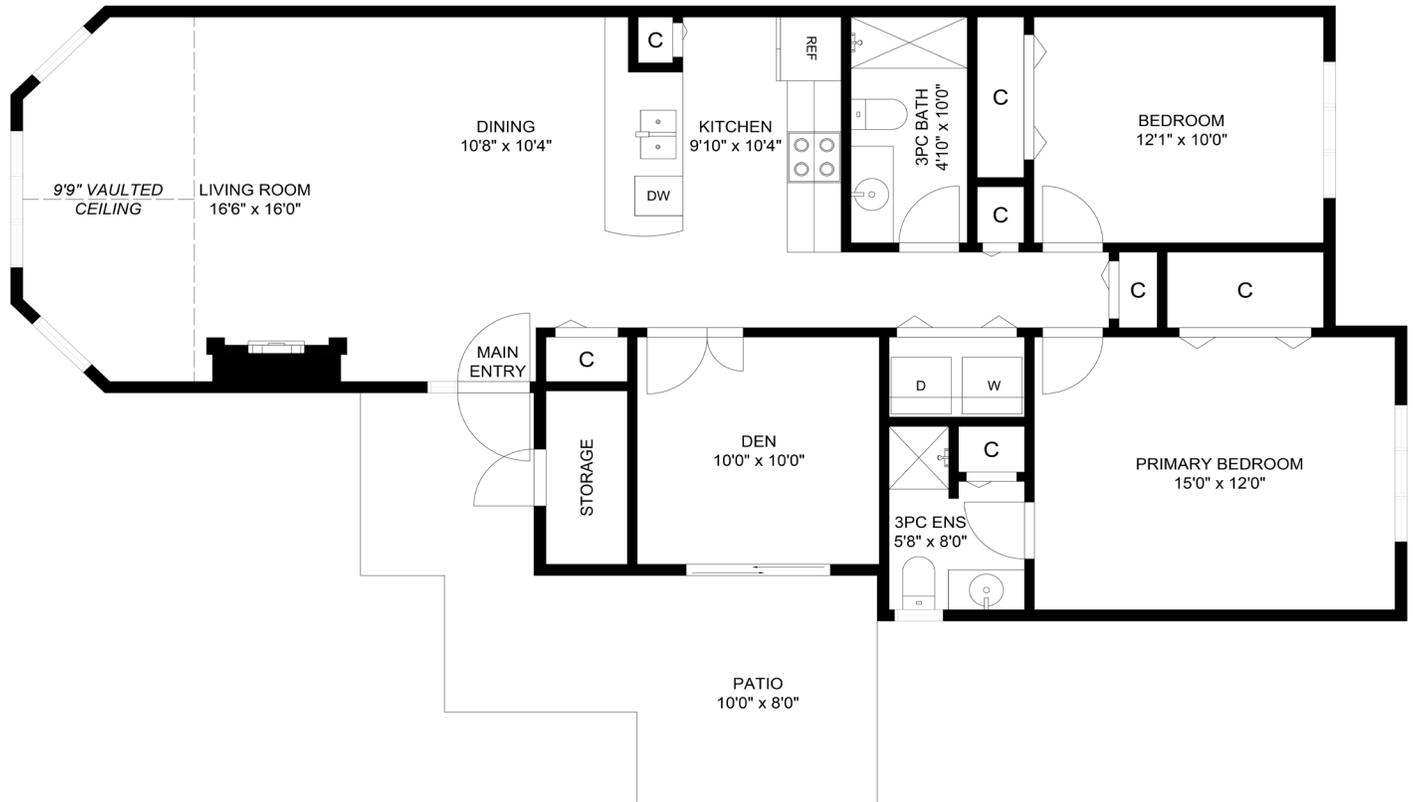


Welcome to Eagle Point Villas! This well-appointed ground level townhouse offers two bedrooms plus a den and a functional open concept layout in a highly desirable North Nanaimo location. The spacious living room features vaulted ceilings, large windows that fill the space with natural light, and a cozy gas fireplace. The updated kitchen flows seamlessly into the main living area, and includes custom storage cabinets under the eating bar. The primary bedroom includes a three-piece ensuite, while the second bedroom and den provide flexible space for guests or a home office. Step outside to enjoy the private patio area, perfect for relaxing. Additional highlights include a storage room with exterior access. Located close to beach access, schools, and North Nanaimo amenities, this home offers both comfort and convenience. One cat or one dog up to 22 lbs is allowed.

#39-6245 Blueback Road  
Nanaimo, BC

1234  
STRATA SQFT

8'0"  
CEILING HEIGHT



## Floor Plan & Specifications



City: Nanaimo

Zoning: R8

Home Size: 1,234 SqFt

Monthly Strata Fee: \$463

Taxes: \$3,369 (2025)

Construction: Frame

Roof: Fibreglass Shingle

Exterior Finish: Vinyl

Bedrooms: 2 + Den

Bathrooms: 2

Heat: Electric Baseboard

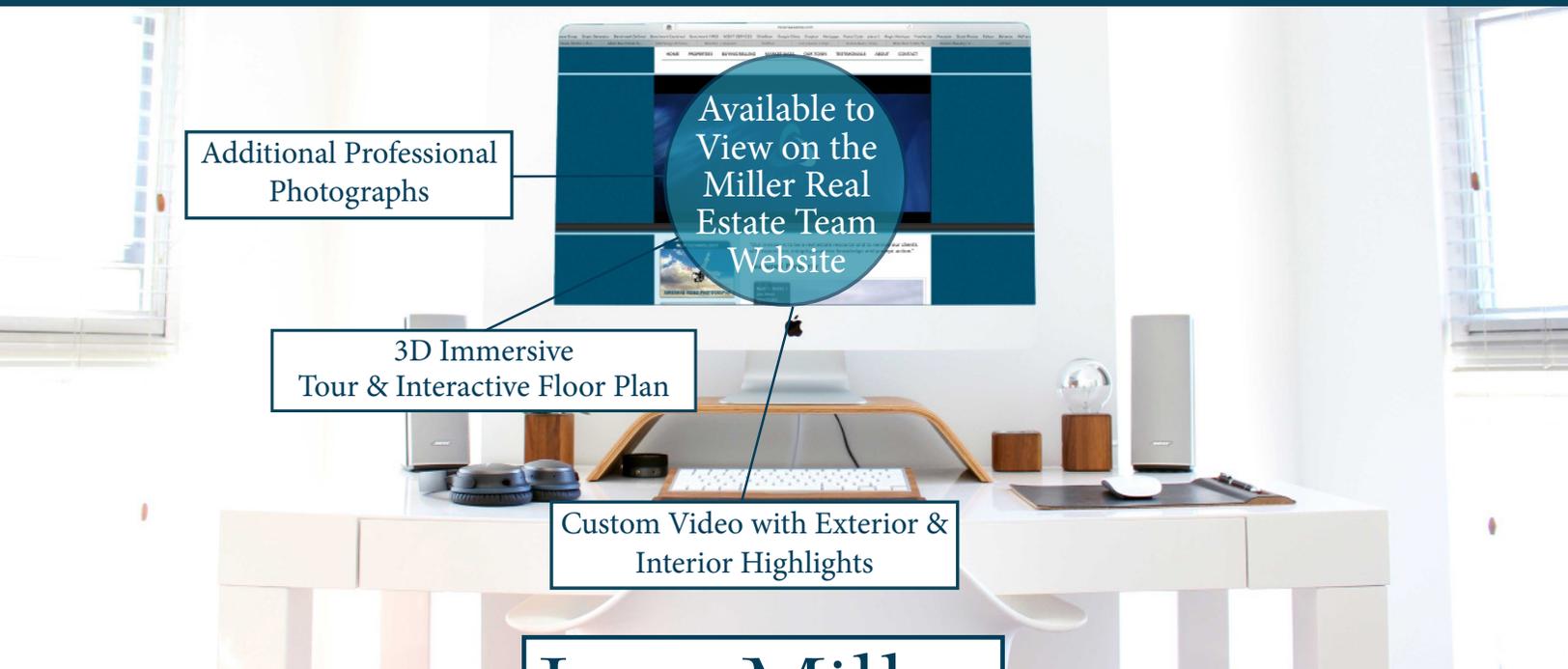
Schools: McGirr Elementary &  
Dover Bay Secondary

# North Nanaimo

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



Thank you for viewing 39 - 6245 Blueback Road  
Additional Information Available at [MillerRealEstate.com](http://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



MILLER REAL ESTATE TEAM

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