

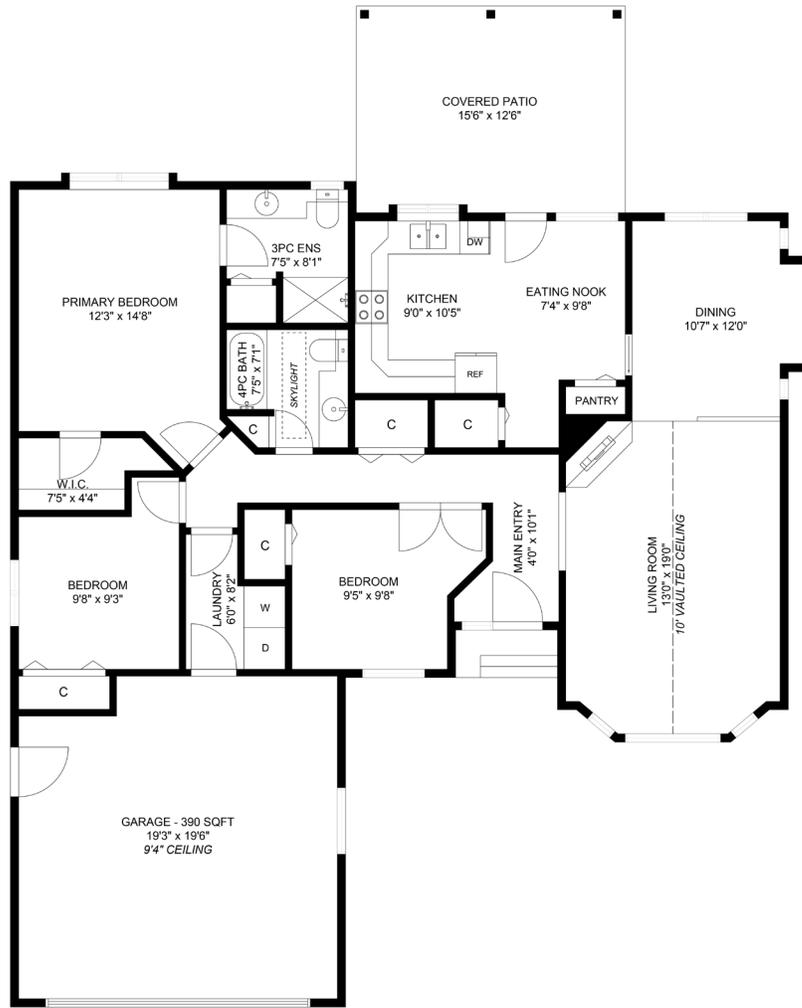


MILLER REAL ESTATE TEAM
5237 Kaitlyns Way

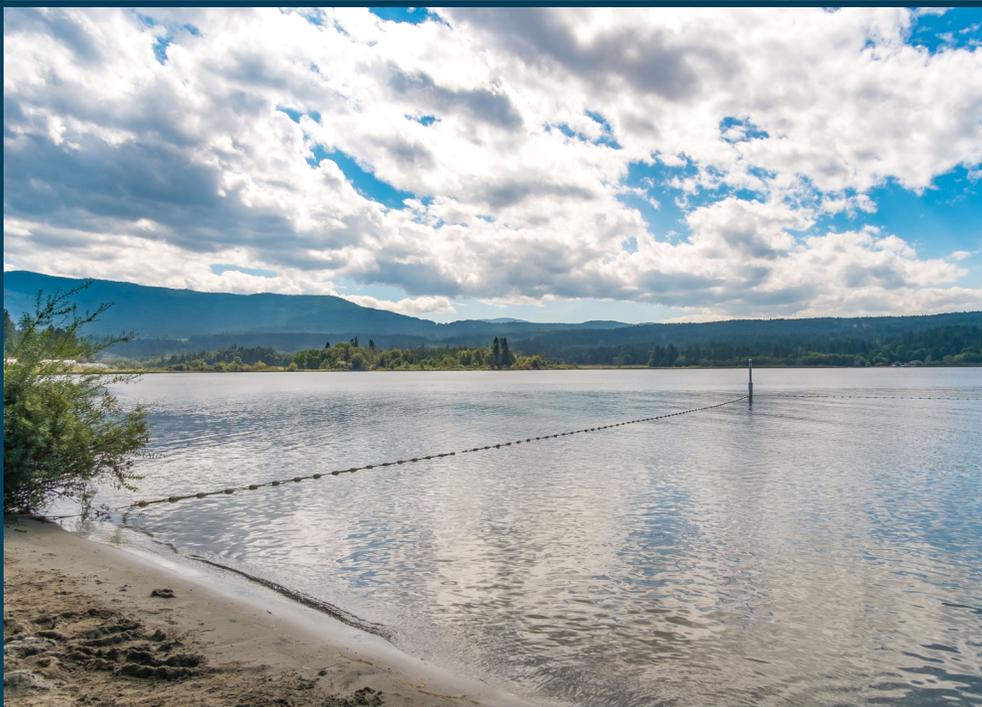




This rancher sits on a level lot in a fantastic location near North Nanaimo amenities and highway access. The home offers a spacious living room featuring a bay window and an adjoining dining room, creating an inviting space for everyday living and entertaining. The kitchen includes three appliances and a bright eating area. There are three bedrooms, including a primary bedroom with a walk-in closet and a three-piece ensuite, plus a four-piece main bathroom. Outside, the level backyard provides plenty of space to enjoy with a covered patio, garden area, and storage shed. A double garage adds extra convenience. Ideally located just steps from Brannen Lake and the Parkway Trail, perfect for enjoying the outdoors.



Floor Plan & Specifications



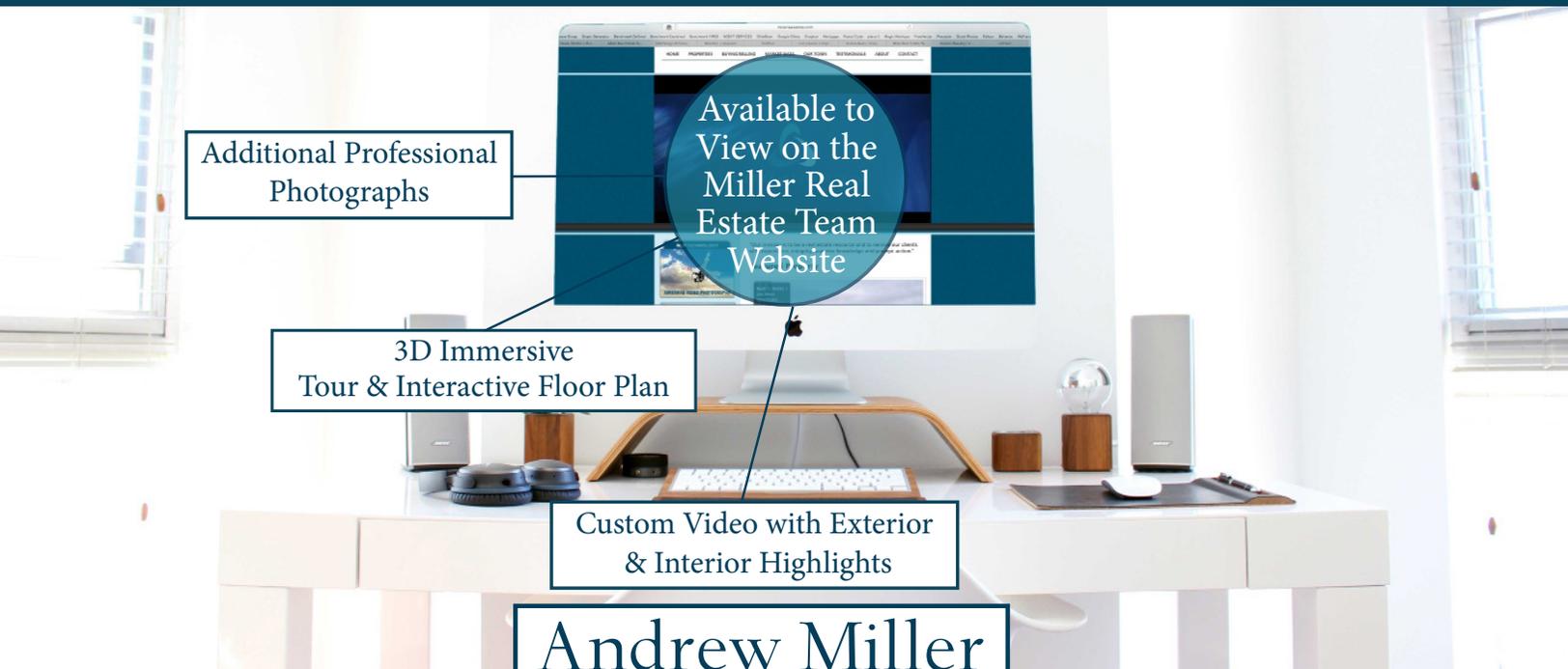
City: Nanaimo
 Zoning: R5
 Home Size: 1,416 SqFt
 Lot Size: 7,228 SqFt
 Taxes: \$4,919 (2025)
 Construction: Frame
 Exterior Finish: Vinyl
 Roof: Fibreglass Shingle
 Bedrooms: 3
 Bathrooms: 2
 Heat: Electric Baseboard
 Schools: Pleasant Valley
 Elementary & Dover Bay
 Secondary

Pleasant Valley

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



Thank you for viewing 5237 Kaitlyns Way
Additional Information Available at MillerRealEstate.com



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