

	3488 Bossetti Drive		MLS® 381031	
	Zone	Zone 4- Nanaimo	Listing Status	Active (Unapr)
Sub Area	Z4 Extension	Title	Freehold	
City	Nanaimo	Possession		
Sub/Complex		Current Price	\$395,000	
Property Type	Single Family	Sale Price		
Style	Rancher	Date Sold		
Taxes	\$1,814 2014			
PID#	002707926			
Age	33			
Year Built	1981			
Postal Code	V9G 1J9			
Zoning	Single Family			
Zoning Jurisdiction				

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Interior		Style		Features	
Bedrooms	3	Exterior Finish	Other, Hardi Plank	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Roof	Asphalt Shingle	Fuel	Electric
Ensuite	1	Construction	Frame	Heating	Forced Air
# Fireplaces	1	Foundation	Yes	Water	Drilled Well
Fireplace Type	Woodstove	Flooring	Wall to Wall Carpet, Mixed, Wood	Sewer	Septic - Yes
Basement Type	Crawl	Bsmt Devel	None		
Chattels	FRIDGE, STOVE, WASHER, DRYER, DISHWASHER				
Amenities	Security System, Garden Area, Wkshop-Detached, Thermal Windows, RV Parking, Kitchen Built-in(s), Jetted Bathtub, Main Level Entry				

Complex Information

Strata Fee	Units In Bldg	Stores	Laundry
Display Suite #	Units in Projects	Levels Per Unit	Air Cond.
Fee Incl		# Covered Parking Sp	3
Outdoor Area			
Access By	Street		
Shared Amenities			

# of Rooms 9 (Total Sqft.: 2,210)					Floor Area (sqft)		
Levels	Down	Main	Up	Other	Finished	Unfinished	
Kitchen		10'4X10'2			Downstairs	Main Level	2,210
Living Room		18'2X11'1			Upper Level	Other	
Storage		20'8X15'7			Exterior Features		
Master Bedroom		14'4X11'7			Width (Ft)	102	Lot Area (Acres)
Bedroom		12X10'10			Depth (Ft)	232	Lot Area (Sqft)
Bedroom		10'9X9'1			Lot Shape		0.54
Dining Room		10'4X9'1			Parking Type	Carport - Single, Street, Garage - Double, Additional Parking	
Family Room		19'4X12'8			Site Influences	Can Be Rented, Easy Access, Golf Course Nearby, Highway Access, Private Setting, Wooded Area, Recreation Nearby, Quiet Area, Landscaped, Hydro to Lot, Road - Paved, Phone to Lot, Pets Allowed	
Family Room		20'11X13'3			Chattels	FRIDGE, STOVE, WASHER, DRYER, DISHWASHER	
Ensuite		3PC			Elementary		
Bathroom		3PC			Middle		
Bathroom		3PC			Secondary		

Listed By	RE/MAX Of Nanaimo
Legal Description	LOT 49 VIP 25967 DL 7 LD3
Restrictions	
Mortgage Info	Tax Roll Number

This 2210 s.f Rancher sits on .54 acre lot. Three bedrooms and 3 bathrooms. The are 3 covered parking spots and R/V parking. The kitchen family room and dining room are all open concept. The family room leads out back to a large deck. The kitchen has oak cabinets and an island. They converted the original garage into a storage room but could be used as an attached shop. The added 300 s.f to the home in 2003. The roof was replaced in 2003/2004. The garage/shop is two separate unit side by side. There is a sun room that could double as a greenhouse in spring. There is a large vegetable garden that could be converted into a lawn. The addition provided an additional bedroom and second family room. Well maintained, book an appointment before it's sold, large ranchers are rare.



This listing information is provided by
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