

INFORMATION PACKAGE

4017 ROSS ROAD, NANAIMO



Investment or multi-generational living alert! Discover the natural beauty of your own private sanctuary in a prime Nanaimo location. Backing onto Trillium Park—and with Long Lake along with major city amenities just moments away—this versatile property offers two beautifully updated living spaces (up and down) plus a charming guest/studio micro-suite.

Each suite has its own entrance and balcony with peaceful views of the creek and idyllic backyard. The upper level is bright and open, featuring 2 bedrooms and 1 bathroom. The lower level includes a galley style kitchen that opens to a spacious living area with high ceilings and abundant windows, along with 2 bedrooms and 2 bathrooms—including an ensuite with a relaxing soaker tub.

With solar panels, a cozy woodstove, heat pump, thermal windows, and numerous updates throughout, this home is move-in ready and perfect for generating immediate rental income or accommodating extended family.


ELITE
REAL ESTATE TEAM




**PEMBERTON
HOLMES** • 1887
REAL ESTATE COWICHAN VALLEY

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Bedrooms: 4

Bathrooms: 3

Living Space: 2,104 sq.ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump/Electric
Baseboard, Wood stove

Year Built: 1979/Updated

Lot Size: 0.14 Acre

Roof: Fiberglass Shingle

Construction: Wood frame

Parking: Driveway, 5 spaces

Property Taxes: 2025 \$4,394

Property Assessment: 2025
\$636,000

Additional Notes:

- Upper tenant \$2,000/Mo
- Lower tenant \$2,200/Mo
- Backs onto Trillum Park
- Solar Panels offer some hydro savings
- Micro suite completed without permits


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