



## 4263 GULFVIEW DRIVE

NANAIMO, BC

5 Bedroom, 3 Bathroom North Nanaimo Home

**\$629,000**



# 4263 GULFVIEW DRIVE

**V**alue packed home in a prime North Nanaimo location and priced well below the assessed value of \$670,000! Featuring 5 bedrooms and 3 bathrooms this home offers ample living space. Upstairs there is a beautiful large maple kitchen with loads of cupboards, counter space and eating bar. The adjoining dining room is perfect for family meals and has distant ocean and mountain views. The living room is open and bright with vaulted ceilings and classy hardwood flooring that leads right into the oversized master. Enjoy a deluxe 4 piece en-suite with soaker tub and shower. A 4-piece bathroom and 2 more bedrooms complete this level.

Downstairs has 2 more bedrooms and a 4-piece bathroom. The sprawling rec room features cork flooring and you'll be impressed with the oversized laundry room on this level. Enjoy BBQ'ing on your private back patio while surrounded by mature fresh landscaping. Added bonuses are new carpets and a heat pump for year-round comfort. Conveniently located close to Frank J. Ney Hammond Bay Elementary Schools and Dover Bay Secondary is just up the road. Enjoy the scenic nearby Pipers Lagoon and walking trails! Transit and nearby Piper's Pub is a short walk away. You are only a 5 minute drive to Costco and Woodgrove Centre - truly a must see!



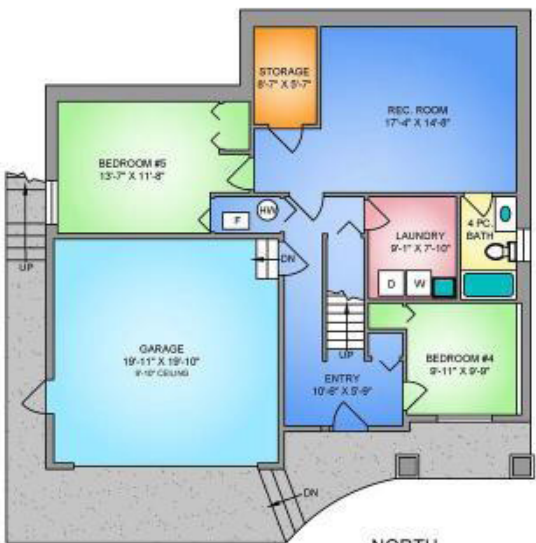


# 4263 GULFVIEW DRIVE

**MAIN FLOOR**  
**1403 SQ. FT.**



**LOWER FLOOR**  
**1131 SQ. FT.**



4263 GULFVIEW DRIVE JANUARY 24, 2018			
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Provisional or modification of floor plans is a third party by any individual or entity when the Proper Measure Ltd. is strictly prohibited.			
FLOOR	FINISHED	AREA (SQ. FT.)	
MAIN	5403	-	181
LOWER	1131	422	-
TOTAL	2534	422	-

NORTH



0' 5' 10'  
SCALE

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List Price:	\$629,000	MLS #:	449958
Property Type:	Single Family	Catchment:	Frank Ney / Hammond Bay / Dover Bay
Area:	North Nanaimo	Heating:	Heat Pump
Bedrooms:	5	Features:	Thermal Windows, R/I Vacuum.
Bathrooms:	3		
Square Footage:	2,534	Amenities:	Can Be Rented, Family Oriented, View - Ocean, Pets Allowed, Schools Nearby, Transit Nearby
Lot Size (Sq. Ft.):	6,499		
Year Built:	2010		



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