



## **5853 Shadow Mountain Rd, Nanaimo**

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Nestled on a cul-de-sac in the highly sought-after North Nanaimo area, this immaculate half duplex, built in 2007, offers 1844 sqft of elegant living space spread over two levels. The heart of the home is the inviting Great Room, featuring a cozy natural gas fireplace, ideal for family gatherings, watching TV, or enjoying a good book. With 3 spacious bedrooms and 3 modern bathrooms, this residence is perfect for family living.

The fully fenced and private backyard provides a safe and delightful space for children and pets to play with a combination of entertaining patio space as well as a nicely landscaped area with flowering shrubs and large shade trees. Its prime location ensures convenience, being close to shopping centers, bus routes, schools, and parks. This North Nanaimo gem seamlessly blends comfort, style, and an unbeatable location, making it an ideal home for any family. Don't miss out on this exceptional opportunity!



## Inclusions

- Shed and 1 shelving unit with lawn mower and trimmer
- Appliances - all
- Drapery rods
- Blinds including auto in master
- Patio benches and table including cantilever umbrella
- Barbecue
- 2 air conditioning units upstairs
- Garage work bench and stand up storage cupboards
- Poly black shelving in garage 4 units

## Willing to sell

- Double bed in office \*
- Matching storage units in den \*
- Parquet patio flooring \*

## Exclusions

- Drapery in living/dining rooms
- Drapery in master bedroom
- Potting bench