



## 416 Nottingham Dr, Nanaimo

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Family home with additional 2 bedroom authorized suite. This move-in-ready gem, located in a wonderful family neighborhood, is just minutes away from beaches, schools, and shopping. Step inside to discover updates including heated tile floors in the bathrooms and an updated kitchen that opens onto a private deck—perfect for romantic dinners. The hardwood floors upstairs add a touch of elegance throughout. Natural light floods the spacious living areas through large windows, creating a bright and inviting atmosphere during the day. In the evening, enjoy the warm ambiance created by elegant lighting fixtures. With 5 bedrooms and 3 bathrooms, this home is ideal for a large family. Alternatively, the 2-bedroom suite in the basement offers an excellent opportunity for extra income.

The expansive 10,320 sq. ft. lot is fully fenced, providing a safe space for kids to play and ample room for RV parking. The back portion of the property holds potential for a private entertaining area or a gazebo with a garden, allowing you to enjoy the scenic views. Don't miss the chance to make this beautifully updated home yours!



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## Updates

New belt driven garage door opener, early 2018

Apartment professionally soundproofed (\$10,059), April 2018

New 8x10 shed, May 2018

Custom blinds for bay window, Spring 2018

Cosmetic updates throughout - cabinet and door knobs, bathroom fixtures upgraded, interior (upstairs) and front doors painted in designer colours 2019

New fridge December 2019

New stove, dishwasher April 2020

New apartment fridge October 2020

Added ceiling fans to all bedrooms and living room May 2022

Roof replaced with 50 year shingles July 2023 (\$10,600)