



# 5084 Banning Court

Exclusive Luxury Estate • Arbutus Rock • Nanaimo

Set within the prestigious Arbutus Rock enclave, this extraordinary custom built estate offers nearly 4,700 sqft of refined living space on a private 1.15 acre property. Designed with timeless elegance and exceptional craftsmanship, this luxury residence blends sophisticated comfort with West Coast serenity in one of North Nanaimo's most exclusive neighbourhoods.

## Interior Features

- Approx. 4,703 sqft finished living space
- 1.15 acre private estate property
- 5 bedrooms plus main floor office/den
- 4 bathrooms
- 608 sqft heated garage
- Hardwood flooring throughout
- 9 ft ceilings reaching 10 ft 14 in
- High end lighting throughout
- Two highly efficient gas fireplaces
- One electric fireplace
- Two dishwashers for effortless entertaining
- Heat pump with A/C on main floor
- 2nd floor in floor circulation hot water heat (gas)
- Garage floor heating
- Central vacuum on both floors
- Hot water on demand
- Powered blinds
- Workshop on second floor
- Basement storage room
- Spacious pantry and laundry room
- Monitored security system

## Outdoor & Lifestyle Features

- Professionally maintained greenhouse and garden area
- Separate water system servicing greenhouse and gardens
- Rock water feature with interior control switch
- Gazebo and greenhouse deck lighting
- Outdoor garage lighting with timer system
- Private estate sized lot offering peaceful surroundings
- Quiet cul de sac location in one of Nanaimo's premier luxury neighbourhoods
- Close to beaches, parks, trails, and North Nanaimo amenities

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COLLECTION

### T & T Real Estate Team

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