

# 2042 Lakeside Drive



## CAPE COD HOME ON THE LAKE LOCATED IN CINNABAR VALLEY

**Living Area: 1,742 sq. ft.**

**Age: Built in 1990**

**2016 Gross Taxes: \$2,773**

**Lot Size: .65 acre**

**List Price: \$479,000**

**Possession: Quick Possible**



Professionally Marketed By:  
**Fred Pollock (250)739-0982**



This beautiful Cape Cod inspired home is in wonderful Cinnabar Valley. Understood to be the finest of the Nanaimo Valleys, you are treated to glorious and colourful songbirds. A variety of wildlife and nature abound. Life couldn't be better as you look out over your backyard from your deck to the water. The home itself has 3 full baths and 3 bedrooms and den, or a 4th bedroom. Deck area is an ample 28x12 and is graced by a 12 ft tall palm tree. Attached workshop is not added in square footage. Exterior is low maintenance, plus shingles and the heat pump are approximately only 10 years old. The backyard is in full view from both the kitchen and living room. On the second floor is a patio off the den. There is direct entrance to the garage from the mud room/laundry area. Kitchen has newer laminate flooring. There are bedrooms on both floors; a nice touch. Appliances stay. This home has stayed in the family and is located on a dead end street. This all sits on over half an acre of parkland with front and back being mostly level. No disappointments here!



This area is very open and airy, and offers exquisite views of the backyard and Richard Lake. There is easy access through sliding patio doors to a large deck area.





The large eat-in kitchen has recently installed laminate floors.

The bright kitchen also has stunning views of the yard and lake. There is a stove, fridge, and built-in dishwasher.



Immediately off of the kitchen is a mud room/laundry area that has direct access to the garage.



The Master Suite as double closets, plus another walk-in closet, and ensuite. It also has a stunning view of the lake.

Through the Master bedroom walk-in closet, you will find this immaculately kept ensuite. With it's leaded glass door and curved tub and vanity, it has loads of potential for the creative mind.



The second main floor bedroom.



There are many areas in this backyard to just relax & enjoy the view. While bright & sunny, the yard also has some mature trees to provide shade on hot days. The wood deck off the living room is newer, and complemented with a large palm tree. Off the den/office is a private second floor deck



The second floor is a cozy retreat, complete with bedroom, three piece bathroom, two dormer alcoves, and a den with deck access.





### **Features & Upgrades Of 2042 Lakeside Drive**

#### **Additional Features:**

- All appliances included
- Window coverings included
- Large circular drive
- Extra insulated storage on the second floor
- Single insulated garage, with automatic garage door opener
- Small enclosed tool shed adjoins garage
- Shingles and heat pump are approximately ten years old
- Mostly flat front and back yard
- Large older green house out back
- Unbelievable view!
- Dead end street in quiet neighbourhood

## Level 1



### Room Dimensions:

#### Main Level:

Living Room: 15'9 x 15' 6

Kitchen: 14'6 x 12

Master Bedroom: 12 x 10'9

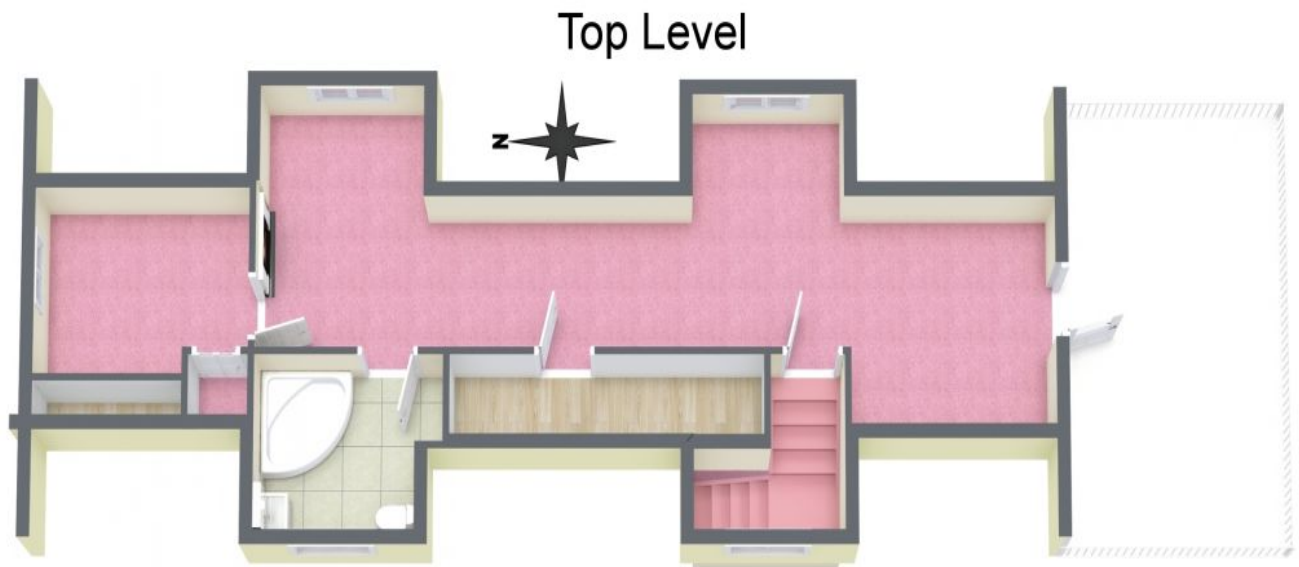
Ensuite: 3 piece

Bedroom: 9'9 x 9'6

Family Bath: 4 piece

Workshop: 13 x 10





### Room Dimensions:

Upper Level:

Rec Room: 28 x 9

Bedroom: 10'6 x 11

Den: 11 x 11

Bathroom: 3 piece

