

# 1338 Parkhurst Place

\$799,900 + GST



PARKHURST  
PLACE

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Making life easy and beautiful with this brand new 3 bed 2 bath designer rancher on an easy care, south facing spacious lot backing onto an arbutus lined trail which leads to the beach. If you love to cook, this gourmet kitchen has it all; deluxe stainless steel appliances, huge island with quartz countertop, soft close Merit cabinets/drawers and a walk in pantry. The great room has an incredible floor to ceiling tile fireplace with plenty of room for your furniture. When guests come calling you will enjoy the privacy of the master suite which is tucked away from the rest of the home. Lots of space in this 2,025 sqft home with double garage and five foot crawlspace.

You'll love the location - within walking distance to the best Parksville's has to offer: sandy beaches, Englishman River and Rath Trevor Park. Coffee shop, gym and all the attractions of Resort Drive are nearby, 15 minute drive to Nanaimo and a quick trip to get your groceries. - This is Parksville's best address -

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## Interior

- 2,025 sqft rancher
- 3 bedrooms , 2 bathrooms
- Open concept
- Amazing cook's kitchen
- Oversized Island with extra storage
- Quartz counterops in kitchen and bedroom
- Premium stainless steel kitchen appliances
- Merit maple soft-close cabinets & drawers
- Pantry
- Subway tile backsplash
- Under cabinet lighting
- Floor to ceiling tiled fireplace
- Private master suite with walk in closet
- Oversized tiled shower with designer niche
- Soaker tub with linen storage attached
- Heated ceramic tile in ensuite
- Water Closet
- Walk in closet in 2nd bedroom
- Entry bench with storage
- Engineered hardwood flooring
- Closet organizers
- Casement windows
- Elegant lighting fixtures throughout
- 5' heated crawl space
- Sound buffering insulation in bedroom and kitchen walls
- Two car garage with space for workbench
- Garage door remotes + keypad entry

## Exterior

- 8,040 sqft lot
- Sunny south facing private backyard backing onto green space trail to beach
- West coast timber features
- Cozy covered stamped concrete patio
- Easy care hardi-plank siding
- Beautifully landscaped low maintenance yard
- Complete irrigation system with timer
- Fenced

## Mechanical

- On demand hot water tank
- Gas forced air furnace & heat pump
- HRV - Heat Recovery Ventilator
- Linear Marquis gas fireplace
- Central vacuum roughed in

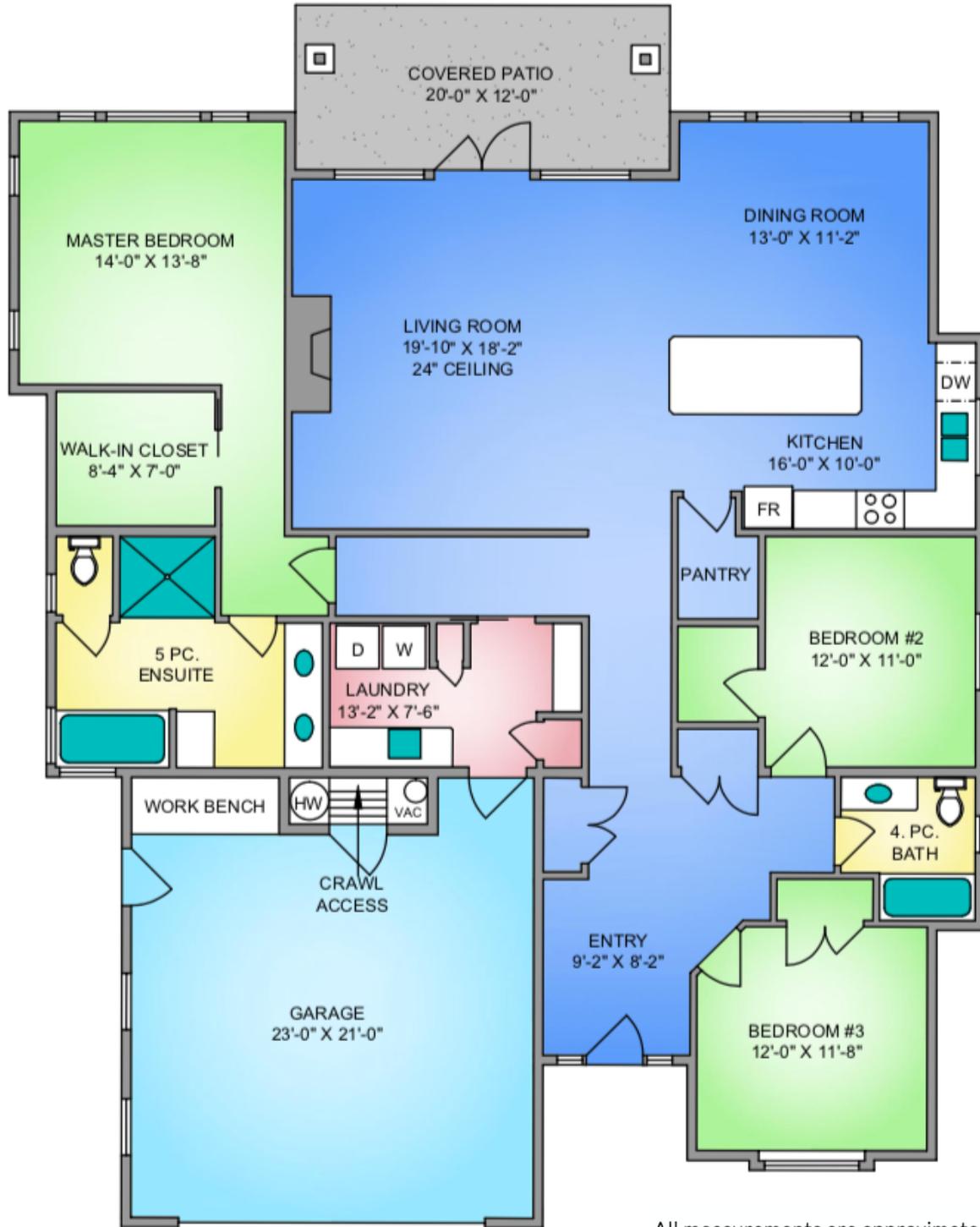
## About Parkville

Surrounded by expansive sandy beaches and formidable forests, Parkville is a growing and diverse city with numerous community events and outdoor activities to take advantage of, including the Parkville Beach Festival and the bustling Craig Street Night Market. With an excellent balance of business, retirement, and recreational activities, Parkville is a great place for all ages to live, work and play.

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## MAIN FLOOR 2025 SQ. FT.



All measurements are approximate and should be verified by the Buyer if important.