

# 206 Erin Place

MLS# 444559

Call Peter For Pricing @ 250-816-7325



Area	Z4 Uplands
Bedrooms	4
Bathrooms	4
Lot Size	0.22
Floor Space	2050
Age	1981
Taxes	3158
Tax Year	2018
MLS#	444559
Parking	Garage - Double, Additional Parking



## "Super convenient with lots of updates!"

Opportunity knocks to own this super convenient and functional family home located in desirable Sunshine Ridge. The 2050 sqft split level floor plan boasts an open main level entry design with 2 separate living rooms, 3 bedrooms upstairs, and a 4th self contained bedroom off the garage; perfect for your independent young adult. The home has been upgraded with new flooring, bright LED lighting, fresh paint in and out, updated main bathrooms, and a new woodstove to keep things cozy. The newly landscaped outdoor space is equally as useable featuring a huge yard to play in, concrete patio for evenings by the fire, 2 decks, and a side carport to store a small boat or trailer. The full new fencing even includes a gate with direct access to Uplands Park Elementary so you can watch the kids walk to school from the comfort of your very own bunny slippers! With Nanaimo North Town Centre, Oliver Woods Park, and Long Lake also nearby, this move is sure to be the right move. All data is approximate and should be verified independently if being relied upon. Call Peter today at 250-816-7325 to book your private showing.



To view hi-res pictures and floor plans, scan this QR code with your smart phone

Peter Sterczyk

RE/MAX Of Nanaimo

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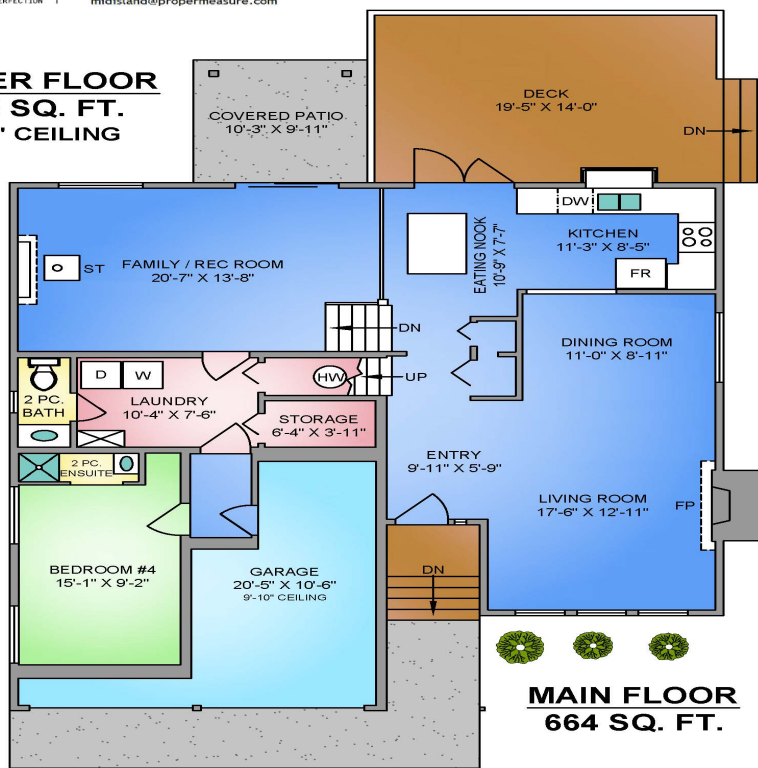




**PROPER MEASURE**  
FROM PRECISION TO PERFECTION

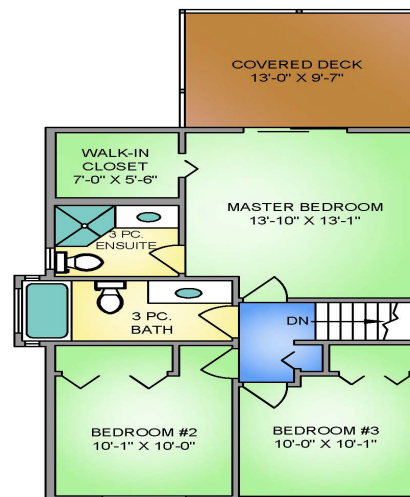
250-616-2482  
PROPER MEASURE™ MID ISLAND  
propermeasure.com  
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**LOWER FLOOR**  
**705 SQ. FT.**  
**9'-0" CEILING**



**MAIN FLOOR**  
**664 SQ. FT.**

**UPPER FLOOR**  
**681 SQ. FT.**



NORTH



0' 5' 10'  
SCALE

206 ERIN PLACE  
AUGUST 8, 2018  
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of PETER STERCZYK  
Plans may not be 100% accurate. Buyer must verify any critical measurement.  
Private resale, or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	664	-	270
UPPER	681	-	124
LOWER	705	229	101
TOTAL	2050	229	495



"Watch the kids walk to school without leaving your back patio!"

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