

## **3526 HEBERT ROAD**

- **1783 square foot home built in 2011 with additional 815 sq. ft. foot patio 17' x 24' under roof**
- **Patio features TV in cabinet and propane heater under roof, propane fire pit, rock water feature, and 6 person hot tub in open area**
- **3 bedrooms 2 baths**
- **Open concept with 9 foot ceilings**
- **Natural timbers in front and back of house**
- **Stamped concrete at front entrance and back patio**
- **42" x 8' fir front door entrance**
- **Custom maple shaker style cabinets - dove tail joints and soft close drawers**
- **Silestone sink with Delta "touch" faucet**
- **UV filter on water system/ RO at kitchen sink**
- **52" x 99" island with built in wine rack, sliding fruit & vegetable baskets and stool seating for four**
- **Professional series stainless steel appliances (refrigerator, freezer, wall oven, micro wave, dish washer & gas range with pop up exhaust fan)**
- **Frigidaire stacked washer & dryer in laundry**
- **Built in central vac**
- **Engineered hardwood throughout main rooms, vinyl in laundry, heated tiles floors in main bath & master ensuite**
- **Propane two sided fire place with live edge mantels**
- **Double french doors open onto patio**
- **Master features double closet, ensuite and private entry onto back patio**
- **Dual pane low E argon windows**
- **Heat pump**
- **Blend of hardy plank and cedar shingles exterior with 30 year fiberglass shingles on roof**
- **Double attached 625 sq. ft. (25 x 25) finished garage with belt driven Liftmaster Elite door openers**
- **Propane barbecue hook up and rotisserie plug**
- **Other buildings include: 20' x 27'6" workshop, 10' x 12' chicken coop with attached 4' x 10' storage shed, 12' x 19' pole storage, 6' x 8'6" shed, 11' x 16' vinyl shelter, and 8' x 12' greenhouse**
- **22' x 48' concrete slab**
- **10 minutes to Qualicum Beach, 15 minutes to Parksville, 25 minutes to Port Alberni or Nanaimo**
- **New Home Warranty**