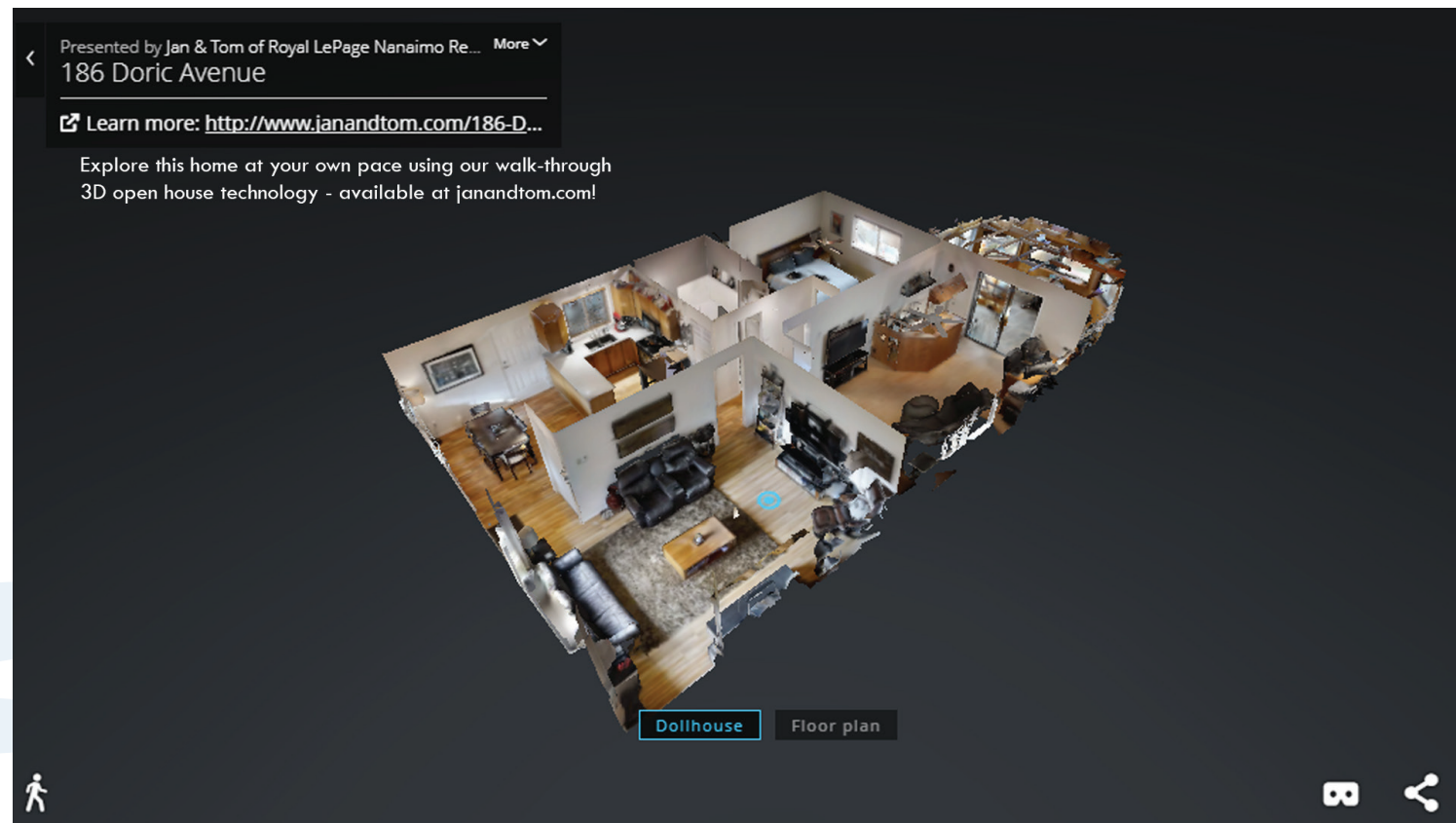


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**186 Doric Avenue**

Popular University District

## Specifications

Address • 186 Doric Avenue  
 Total Area • 1,382 sq.ft.  
 Beds & Baths • 2 & 1  
 Parking • Double Car Port

Exterior • Wood  
 Construction • Wood Frame  
 Heating • Electric Baseboard

Additional Features • Fully Fenced, Underground Sprinklers  
 • Hot Tub, Raised Garden Beds  
 • Quiet Area  
 • Close to Shopping, Golf, Recreation  
 • Jetted Tub

Water • Connected to Municipal  
 Sewer • Connected to Municipal  
 Strata Fee • 7,448 sq. ft.  
 Taxes • \$2,293.21 (for 2017)



**ROYAL LEPAGE**  
 Nanaimo Realty  
[www.janandtom.com](http://www.janandtom.com)

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Data, floorplans, and measurements are approximate. Please verify if important.



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Meticulously maintained and updated two bedroom rancher within walking distance to the University and all levels of schools. The first thing that strikes you when you walk into this home is how spacious it feels. The kitchen boasts Corian counter tops, plenty of cabinet space, a pantry and opens to a dining area. The living room is perfect for entertaining and features a propane fireplace for those cold winter evenings. The bathroom has been enlarged and updated with an oversized jetted soaker tub and separate shower. The master bedroom has ample closet space and a large window overlooking the rear deck. The 2nd bedroom is huge and is currently being used as a second family room with bar area. Sliders from this room open to a lovely sun room which in turn opens to a great outside deck that overlooks the back yard. The fully fenced yard features an oversized gazebo with a hot tub, fruit trees and raised garden beds. This is the home you have been waiting for!



Janice & Tom Stromar