

**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21****COMPARATIVE MARKET ANALYSIS**

# 3372 Stephenson Point Road

Prepared by your REALTOR®

March 18, 2019

Step into this beautiful property and you'll immediately feel the quality and care in the new construction home. The spacious master suite includes a double slider which opens to a private balcony with fire pit. Enjoy entertaining in the open living space including large kitchen eat-in bar, cozy gas fireplace.

At this time, there are no available properties for sale. At this time, we have seen 14 new properties listed on the market. We have seen 14 new properties listed on the market. However, all of which have been withdrawn and are no longer available on the market.

**Looking for an interactive report?**

This QR code makes it easy for you to access an interactive version of this CMA report. You can easily find a QR code scanner on the App Store or Google Play.



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## Welcome, I'm Jordan

If you have any questions regarding this personalized report please don't hesitate to contact me using my information below!



jordan@trenlii.com

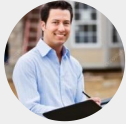


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<https://www.trenlii.com>PO Box 416 STN A,  
Nanaimo1

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## Active Listings

What does active mean? An active status is the most common for homes listed for sale in the local Multiple Listing Service® System. The listings below had an active status when this cma report was generated on March 18, 2019.

Address	List Price	Beds	Baths	Sqft	Acres	Date Listed
3275 Leveau Lane	\$1,249,000	4	2	2,639	2.52	2019-01-10
5374 Williamson Road	\$999,900	5	4	3,862	0.17	2019-01-11
5386 Georgiaview Cres	\$925,000	4	4	4,137	0.15	2019-01-10
6468 Wedgewood Place	\$1,135,000	5	4	3,402	0.15	2019-01-04
Lt 6 Gregson Road	\$949,900	3	2	1,885		2019-01-09

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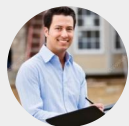
## Inactive Listings

What does inactive mean? When a listing is withdrawn, the seller has canceled the listing contract with her agent before the contract's agreed-upon expiration date. The listings below had an inactive status when this cma report was generated on March 18, 2019.

Address	List Price	Beds	Baths	Sqft	Acres	Date Listed
2453 East Wellington Road	\$1,499,990	3	2	2,293	34	2018-05-24
2540 South Forks Road	\$1,288,000	7	4	2,976		2018-08-20
4592 Sheridan Ridge Road	\$985,000	6	4	3,520	0.15	2018-07-08
4630 Sheridan Ridge Road	\$999,000	6	4	3,981	0.16	2018-09-07
5608 Cougar Ridge Place	\$1,100,000	5	4	3,579	0.15	2018-07-19
5612 Cougar Ridge Place	\$1,150,000	6	4	3,614	0.15	2018-07-19
5674 Oceanview Terrace	\$1,249,000	5	4	3,358	0.15	2018-08-01
6068 Breonna Drive	\$1,350,000	4	4	3,959	0.24	2018-06-25
House C Manzanita Place	\$1,150,000	3	3	2,153	0.28	2018-06-21

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**CENTURY 21****2453 East Wellington Road,**

Nanaimo, V9R 6V6

**\$1,499,990**

20% down \$5,383 /m

3 beds

2 baths

 2293 ft<sup>2</sup>

2018-05-24

**MLS#: 440581**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

**Home Info**

- Single Family
- 2 Storey-Main Lev Ent
- Built in 1991
- Taxes: \$8,668 (2017)
- 34 acres
- Zoning Code: AR1
- Assessed value: \$1,103,000
- 221 days on market

**Property Features**

- View - Mountain
- Main Level Entry
- Pasture
- Garden Area
- HRV
- Quiet Area
- Rural Setting
- Jetted Bathtub
- Barn
- No Thru Road
- RV Parking
- Private Setting

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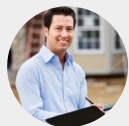
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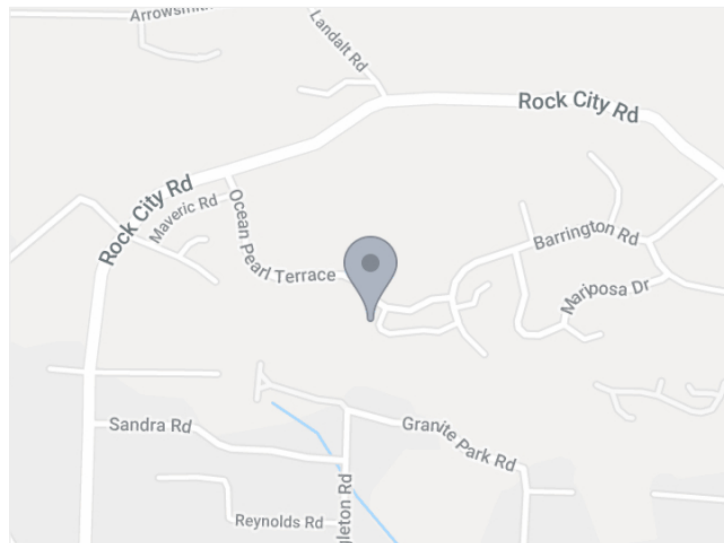


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CENTURY 21



## House C Manzanita Place,

Nanaimo, V9T 0J1

\$1,150,000

20% down \$4,127 /m

3 beds

3 baths

 2153 ft<sup>2</sup>

2018-06-21

MLS#: 442263

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

### Home Info

- Single Family
- Westcoast Contemp
- Built in 2018
- Subdivision: Rockwood Heights
- 0.28 acres
- Zoning Code: R6
- 193 days on market

### Property Features

- None

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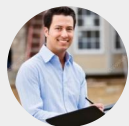
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# CENTURY 21

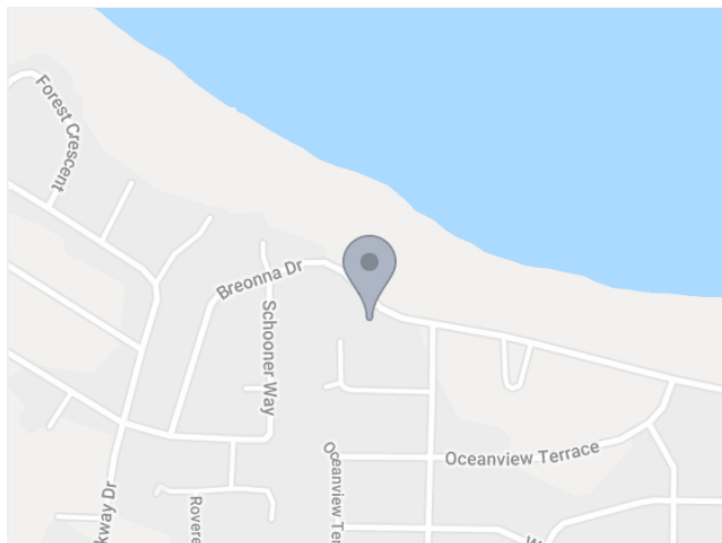


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**CENTURY 21****6068 Breonna Drive,**

Nanaimo, V9V 1G1

**\$1,350,000**

20% down \$4,845 /m

4 beds

4 baths

 3959 ft<sup>2</sup>

2018-06-25

**MLS#: 442414**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

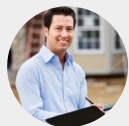
**Home Info**

- Single Family
- M Lev Bsmt & 2nd
- Built in 2006
- Taxes: \$7,576 (2018)
- 0.24 acres
- Zoning Code: R1
- Assessed value: \$688,000
- 189 days on market

**Property Features**

- Easy Access
- Fully Fenced
- Curb & Gutter
- Built In Vacuum
- Quiet Area
- Kitchen Built-in(s)
- View - Ocean
- Main Level Entry
- Sidewalk
- Level Lot
- Thermal Windows
- Recreation Nearby

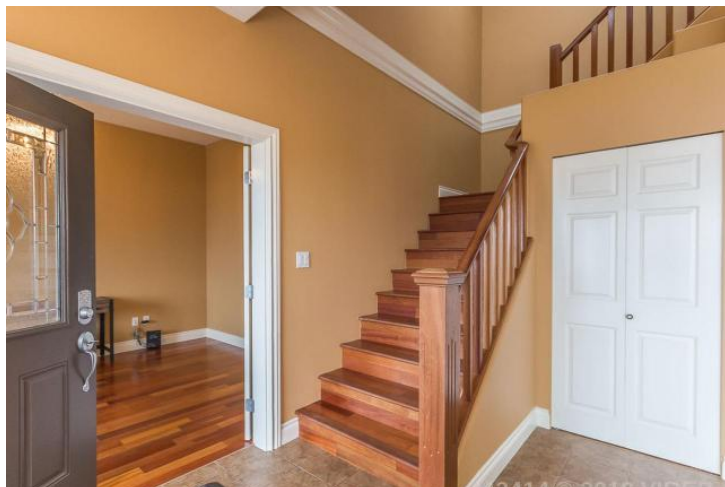
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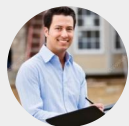
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CENTURY 21



4592 Sheridan Ridge Road,

Nanaimo, V9T 6S6

\$985,000

20% down \$3,535 /m



6 beds



4 baths

3520 ft<sup>2</sup>

2018-07-08

MLS#: 443082

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

## Home Info

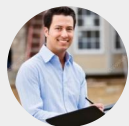
- Single Family
- M Lev Ent w/Bsmt
- Built in 2007
- Taxes: \$7,269 (2018)
- 0.15 acres
- Zoning Code: R1
- Assessed value: \$591,000
- 190 days on market

## Property Features

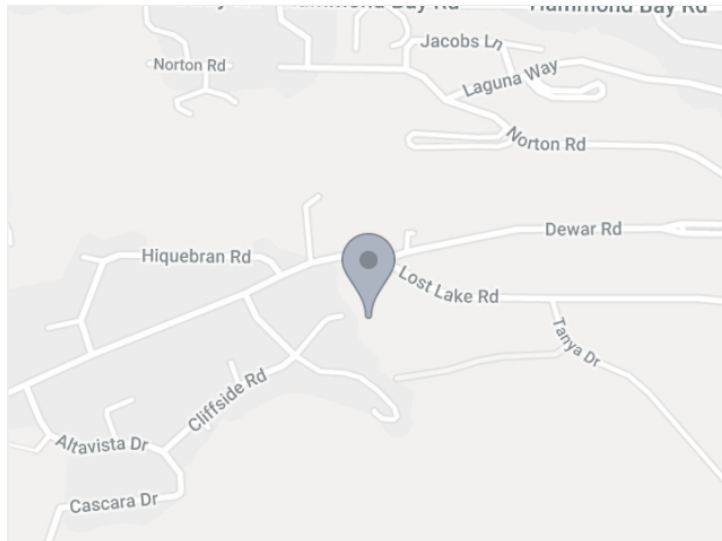
- Landscaped
- Thermal Windows
- Security System
- Shopping Nearby
- Recreation Nearby
- Hydro to Lot
- Kitchen Built-in(s)
- Easy Access
- Hillside
- Jetted Bathtub
- Road - Paved
- Family Oriented

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**CENTURY 21**

## 5608 Cougar Ridge Place,

Nanaimo, V9T 5R6

## \$1,100,000

20% down \$3,948 /m

5 beds

4 baths

3579 ft<sup>2</sup>

2018-07-19

**MLS#: 443609**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

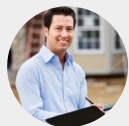
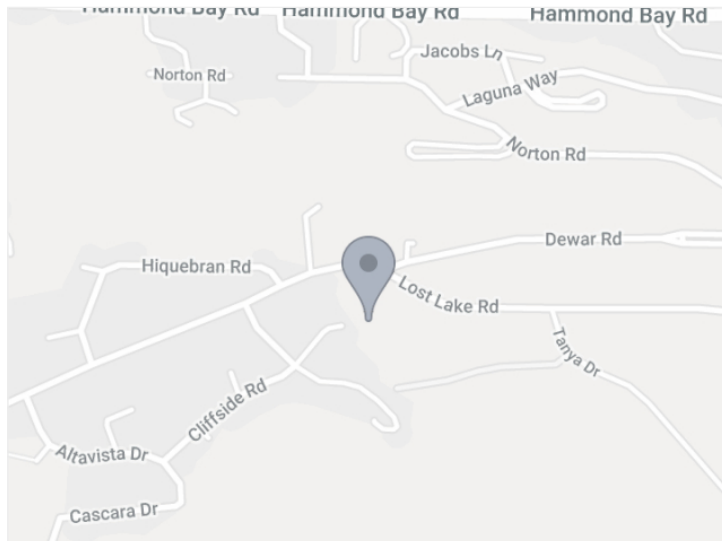
### Home Info

- Single Family
- Westcoast Contemp
- Built in 2018
- Subdivision: Cougar Ridge Estates
- 0.15 acres
- Zoning Code: R10
- 165 days on market

### Property Features

- 
- Additional Accom.

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(250) 585-9048**CENTURY 21**

# 5612 Cougar Ridge Place,

Nanaimo, V9T 5R6

**\$1,150,000**

20% down \$4,127 /m

6 beds

4 baths

 3614 ft<sup>2</sup>

2018-07-19

**MLS#: 443613**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

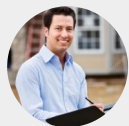
## Home Info

- Single Family
- Westcoast Contemp
- Built in 2018
- Subdivision: Cougar Ridge Estates
- 0.15 acres
- Zoning Code: R10
- 165 days on market

## Property Features

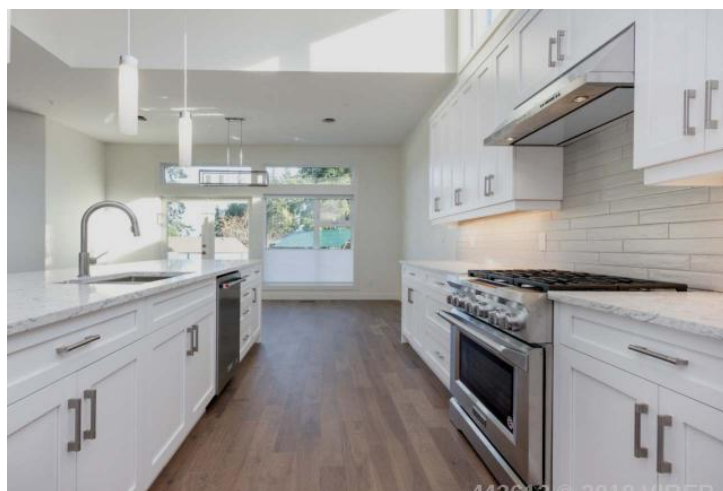
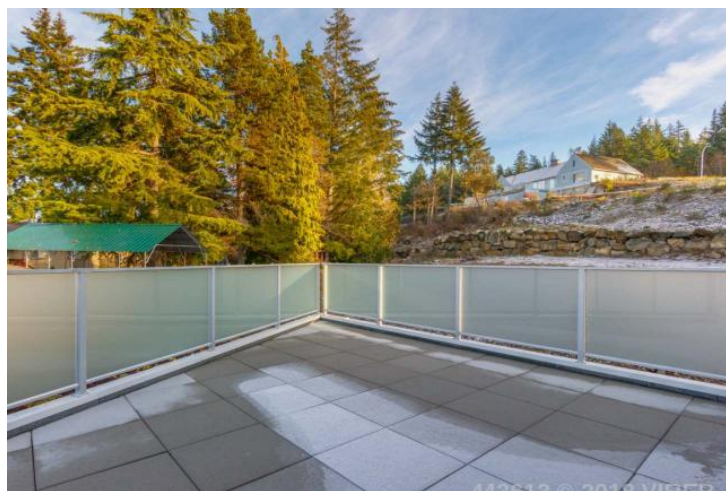
- 
- Additional Accom.

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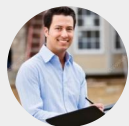
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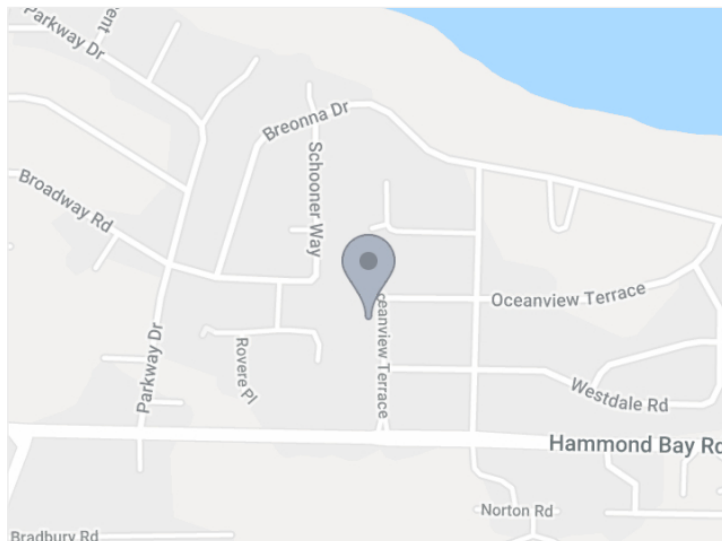
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**CENTURY 21****5674 Oceanview Terrace,**

Nanaimo, V9V 0A8

**\$1,249,000**

20% down \$4,483 /m



5 beds



4 baths

3358 ft<sup>2</sup>

2018-08-01

**MLS#: 444189**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

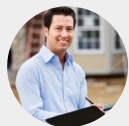
**Home Info**

- Single Family
- 2 Storey-Main Lev Ent
- Built in 2013
- Taxes: \$7,690 (2017)
- 0.15 acres
- Zoning Code: R1
- Assessed value: \$645,000
- 141 days on market

**Property Features**

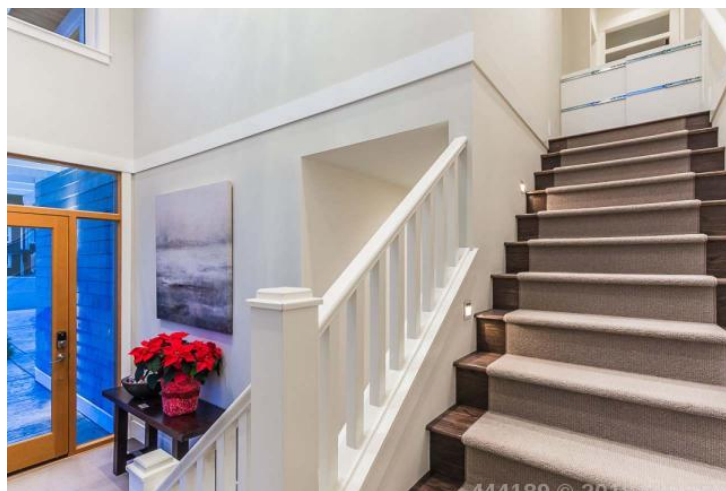
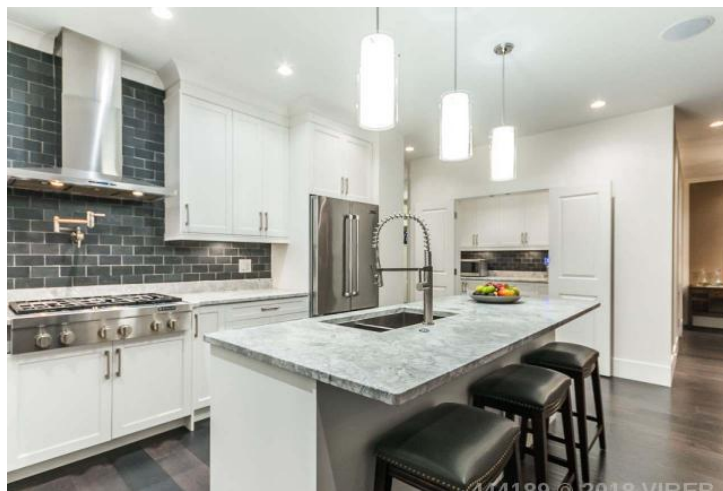
- Landscaped
- Level Lot
- Shopping Nearby
- Additional Accom.
- Southern Exp
- View - Ocean

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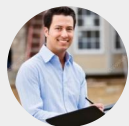
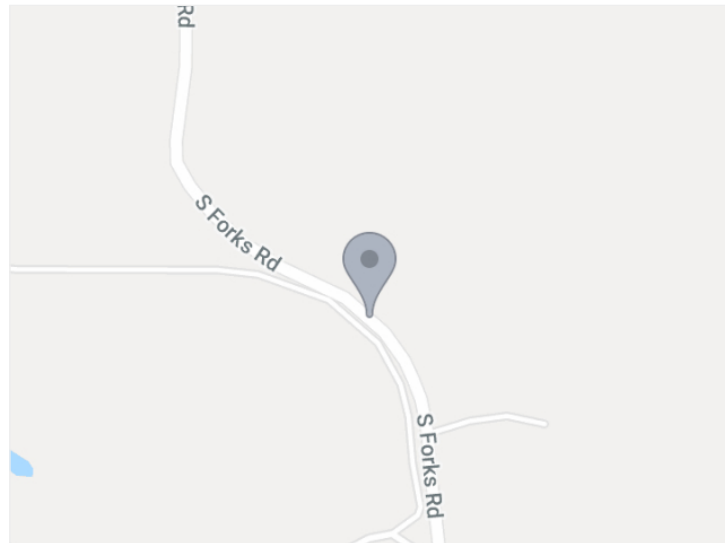
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(250) 585-9048**CENTURY 21****2540 South Forks Road,**

Nanaimo, V9R 6G5

**\$1,288,000**

20% down \$4,623 /m

 7 beds 4 baths 2976 ft<sup>2</sup> 2018-08-20**MLS#: 445118**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

## Home Info

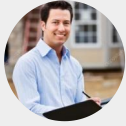
- Single Family
- 2 Storey-Main Lev Ent
- Built in 2005
- Zoning Code: RU9D
- Assessed value: \$469,000
- 133 days on market

## Property Features

- Additional Accom.
- Private Setting
- Main Level Entry
- RV Parking
- Marina Nearby
- Built In Vacuum
- Garden Area
- Workshop-Detached
- Highway Access
- Golf Course Nearby
- Rural Setting
- Barn

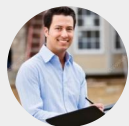
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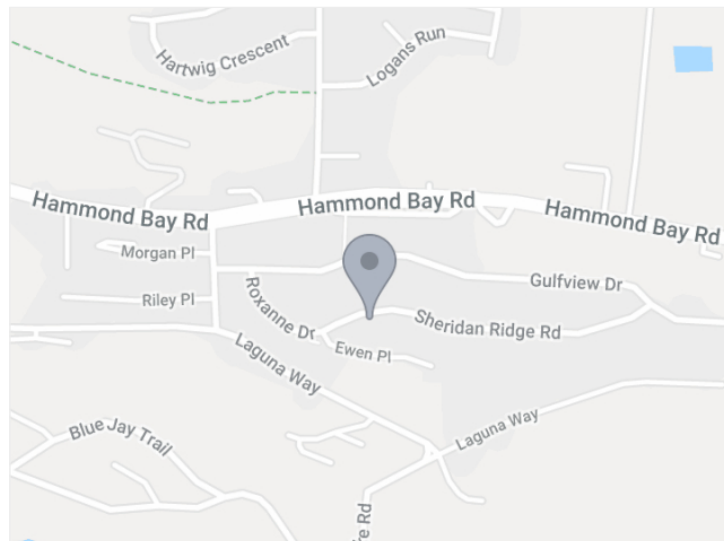




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CENTURY 21



4630 Sheridan Ridge Road,

Nanaimo, V9T 6S6

\$999,000

20% down \$3,585 /m



6 beds



4 baths

3981 ft<sup>2</sup>

2018-09-07

MLS#: 445637

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

## Home Info

- Single Family
- M Lev Ent w/Bsmt
- Built in 2017
- Taxes: \$6,550 (2018)
- 0.16 acres
- Zoning Code: RS1
- Assessed value: \$178,000
- 115 days on market

## Property Features

- Can Be Rented
- Shopping Nearby
- Landscaped
- Quiet Area
- View - Ocean
- Main Level Entry
- Thermal Windows
- RV Parking
- Kitchen Built-in(s)
- Additional Accom.
- View - Mountain

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CENTURY 21



6468 Wedgewood Place,

Nanaimo, V9V 1V4

\$1,135,000

20% down \$4,073 /m



5 beds



4 baths

3402 ft<sup>2</sup>

2019-01-04

MLS#: 449267

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

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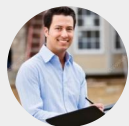
- Single Family
- M Lev Ent w/Bsmt
- Built in 2004
- Taxes: \$6,791 (2018)
- 0.15 acres
- Zoning Code: R1
- Assessed value: \$648,000
- 73 days on market

## Property Features

- Landscaped
- Main Level Entry
- Thermal Windows
- RV Parking
- Underground Services
- Security System
- Sidewalk
- Cul-de-sac
- View - Ocean
- Jetted Bathtub
- View - Mountain
- Low Maint Yard

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**John Doe**

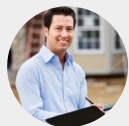
johndoe@trenlii.com

(250) 585-9048

# CENTURY 21

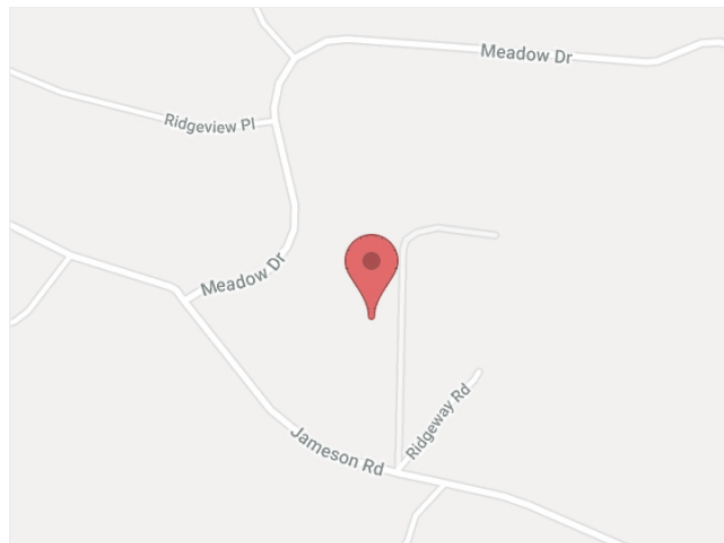
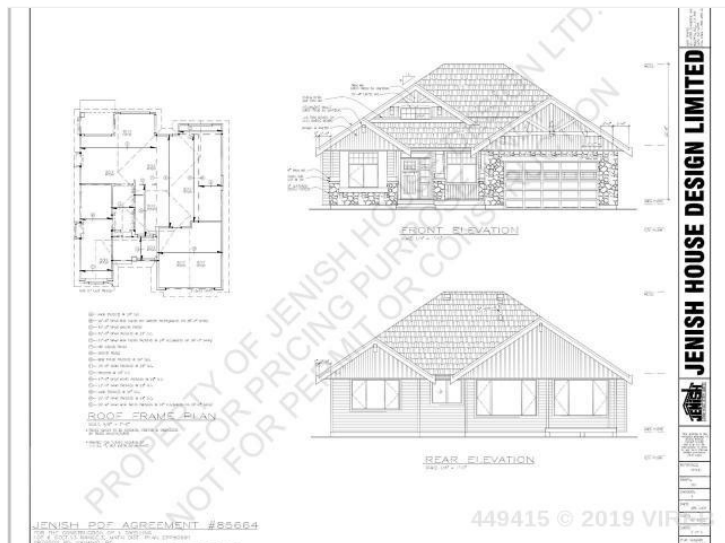


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**John Doe**  
 johndoe@trenlii.com  
 (250) 585-9048

# CENTURY 21



## Lt 6 Gregson Road,

Nanaimo,

## \$949,900

20% down \$3,409 /m

3 beds

2 baths

1885 ft<sup>2</sup>

2019-01-09

**MLS#: 449415**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

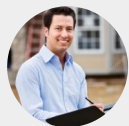
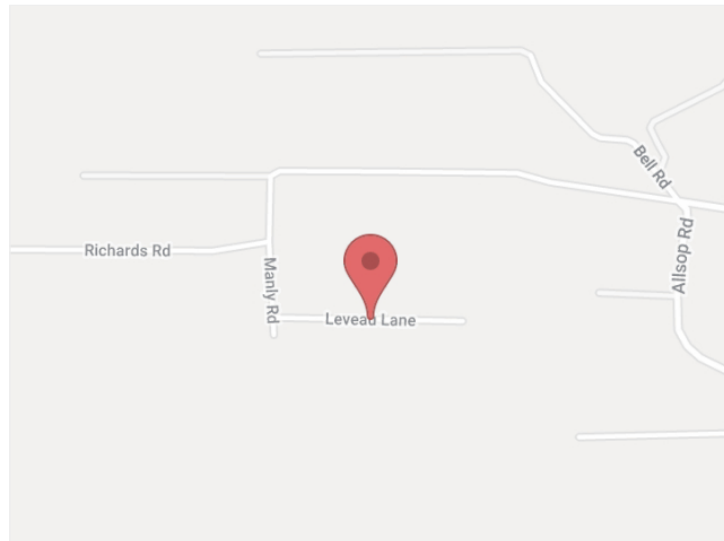
### Home Info

- Single Family
- Rancher
- Built in 2019
- Subdivision: Jameson Quarries
- Zoning Code: RU1
- 68 days on market

### Property Features

- Quiet Area
- Recreation Nearby
- No Thru Road
- Main Level Entry
- R/I Vacuum
- Cul-de-sac
- Rural Setting
- Private Setting
- Thermal Windows
- Central location
- Acreage

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**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21****3275 Leveau Lane,**

Nanaimo, V9R 6X3

**\$1,249,000**

20% down \$4,483 /m



4 beds



2 baths

2639 ft<sup>2</sup>

2019-01-10

**MLS#: 449428**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

## Home Info

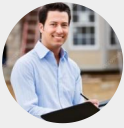
- Single Family
- Rancher
- Built in 2015
- Taxes: \$3,420 (2018)
- 2.52 acres
- Zoning Code: RUI
- 67 days on market

## Property Features

- Southern Exp
- Easy Access
- Can Be Rented
- Acreage
- View - Lake
- Family Oriented
- Pets Allowed
- Garden Area
- Quiet Area
- Private Setting
- Rural Setting

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**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21**

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**John Doe**

johndoe@trenlii.com  
(250) 585-9048

**CENTURY 21**

## 5386 Georgiaview Cres,

Nanaimo, V9T 5Z6

## \$925,000

20% down \$3,320 /m



4 beds



4 baths



4137 ft<sup>2</sup>



2019-01-10

**MLS#: 449466**

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

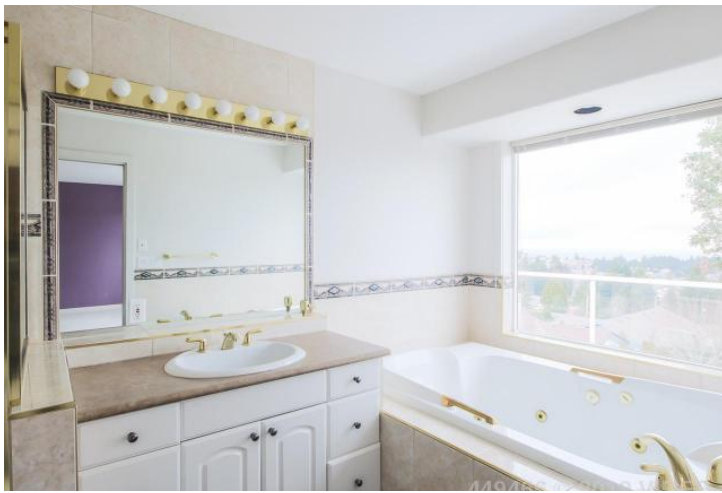
### Home Info

- Single Family
- M Lev Ent w/Bsmt
- Built in 1998
- Taxes: \$6,601 (2018)
- 0.15 acres
- Zoning Code: RS-1
- Assessed value: \$619,000
- 67 days on market

### Property Features

- Built In Vacuum
- Sprinkler System
- Security System
- View - Ocean
- View - Mountain
- Additional Accom.
- Jetted Bathtub

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**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21**

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John Doe

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(250) 585-9048

CENTURY 21



5374 Williamson Road,

Nanaimo, V9V 1J9

\$999,900

20% down \$3,589 /m



5 beds



4 baths

3862 ft<sup>2</sup>

2019-01-11

MLS#: 449527

**These are my personal property notes** Another quality build by Harbour Point Homes! This is a beautiful rancher located in desirable North Nanaimo placed on a unique park setting at the end of a cul-de-sac. Views of Rutherford school field & park right from the patio! This level home includes 9 ft ceilings, open concept layout & an electric furnace with heat pump for efficient heating & cooling. Beautiful kitchen includes floor to ceiling soft-close kitchen cabinetry, an island with eating bar + quality appliances included!

## Home Info

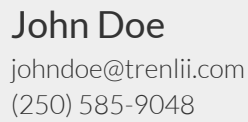
- Single Family
- Grd Lev Ent-Main Up
- Built in 2010
- Taxes: \$6,594 (2018)
- 0.17 acres
- Zoning Code: R1
- Assessed value: \$684,000
- 66 days on market

## Property Features

- Recreation Nearby
- RV Parking
- Landscaped
- Shopping Nearby
- Kitchen Built-in(s)
- Central location
- Sprinkler System
- View - Ocean
- Fully Fenced
- Can Be Rented
- Additional Accom.

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A large, bright living room with a vaulted ceiling, a ceiling fan, and large windows overlooking a balcony and a scenic view. The room features a dark wood coffee table, a round ottoman, and a large sectional sofa. A tall display cabinet with glass doors is visible on the right side.



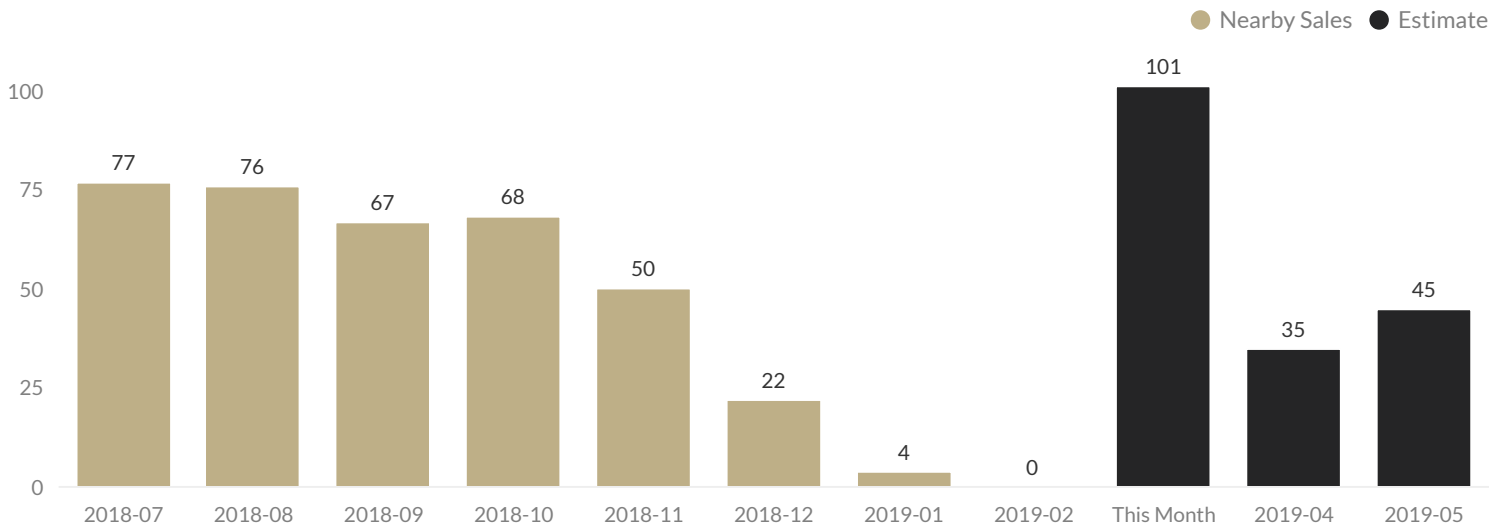
Page 29/29

Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported. Powered by Trenlii Inc.

**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21**

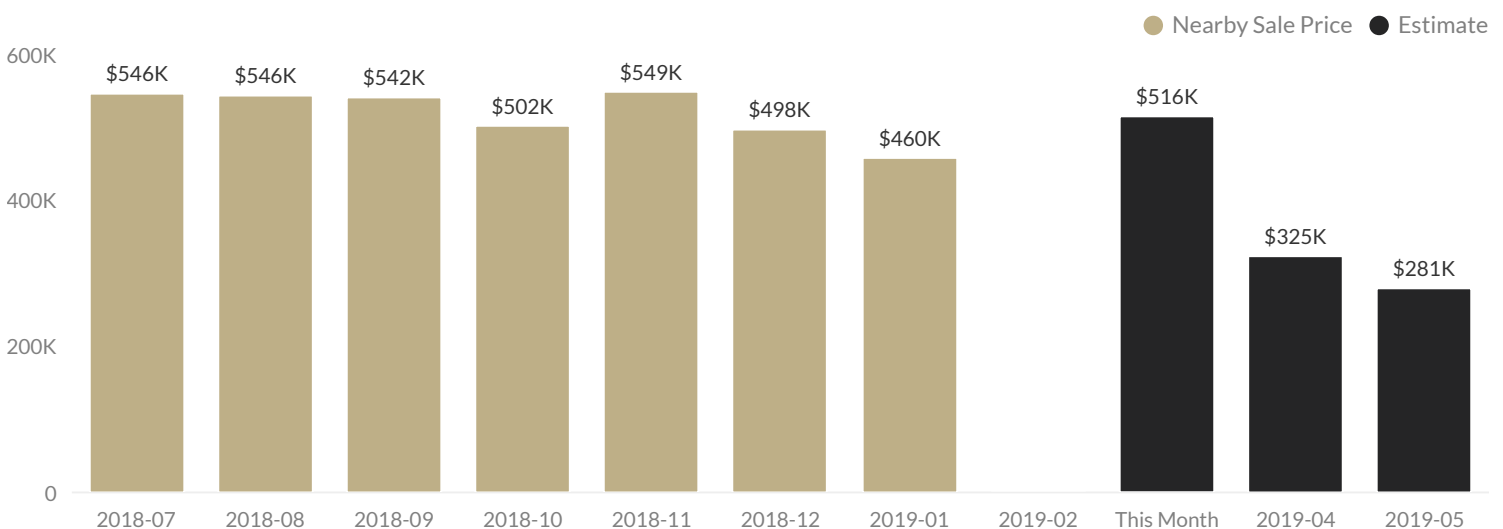
## Nearby Sales

The graph below shows the number of sales that have occurred in a 1 mile radius of the reports location.

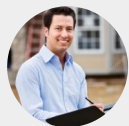


## Nearby Sale Price

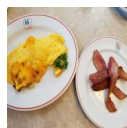
The graph below shows the average sale price of properties in a 1 mile radius of the reports location.



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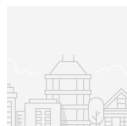
**John Doe**

johndoe@trenlii.com  
(250) 585-9048

**CENTURY 21****Kelly's Kitchen Cafe**

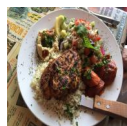
2517 Bowen Road

8 reviews

**Madill Equipment Can...**

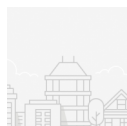
2560 Bowen Road

1 reviews

**Aladdin's Cafe**

67 Victoria Cres

32 reviews

**The Children's Treeh...**

15-3200 North Island Highway

1 reviews

**Five Star Embroidery**

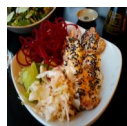
1-4151 Mostar Road

1 reviews

**Catwalk**

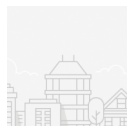
13 Commercial Street

3 reviews

**Firehouse Grill**

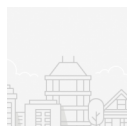
7 Victoria Road

43 reviews

**Running Room Canada**

3200 Island Hwy N

2 reviews

**La Vie En Rose**

6631 Island Hwy N

1 reviews

**Gabriel's Gourmet Ca...**

39a Commercial St

75 reviews

**Mon Petit Choux**

101-120 Commercial St

61 reviews

**Dodd's Furniture & M...**

6421 Applecross Road

4 reviews

**Gina's Mexican Cafe**

47 Skinner Street

73 reviews

**Dami Sushi Japanese ...**

10-4890 Rutherford Road

34 reviews

**Smokin' Georges BBQ**

4131 Mostar Road

45 reviews

**Charlie's Closet**

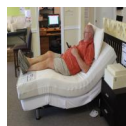
427 Fitzwilliam Street

3 reviews

**Nori Japanese Restau...**

6750 Island Highway N

77 reviews

**The Foam Guy**

6481-B Portsmouth Road

1 reviews

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**John Doe**johndoe@trenlii.com  
(250) 585-9048**CENTURY 21**

## What is a WalkScore?

Walk Score helps you find a walkable place to live. Walk Score is a number between 0 and 100 that measures the walkability of any address. A "?" represents an unknown score for your area.

**3****Walk Score**

Car-Dependent

**90-100**

Daily errands do not require a car.

**70-89**

Most errands can be accomplished on foot.

**50-69**

Some errands can be accomplished on foot.

**0-49**

Almost all errands require a car.

**23****Transit Score**

Minimal Transit

**90-100**

World-class public transportation.

**70-89**

Transit is convenient for most trips.

**50-69**

Many nearby public transportation options.

**0-49**

A few nearby public transportation options.

**9****Bike Score**

Somewhat Bikeable

**90-100**

Daily errands can be accomplished on a bike.

**70-89**

Biking is convenient for most trips.

**50-69**

Some bike infrastructure.

**0-49**

Minimal bike infrastructure.