

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 However, all of which have been withdrawn and are no longer available on the market.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.









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
- (250) 585-9048
- 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





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 When a listing is withdrawn, the seller has canceled the listing contract with her agent before the contract's agreed-upon expiration date.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









2453 East Wellington Road,

Nanaimo, V9R 6V6

3 beds







2 baths 2293 ft² 2018-05-24

\$1,499,990

20% down \$5,383 /m

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

- Wkshop-Detached
- Rural Setting
- Main Level Entry
- Quiet Area
- Additional Accom.
- Garden Area

- No Thru Road
- Barn
- Pasture
- HRV
- Private Setting
- Southern Exp



RF/MAX°









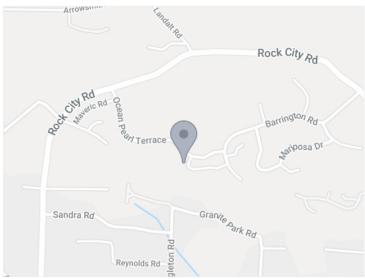












House C Manzanita Place,

Nanaimo, V9T 0J1

3 beds





■ 193 days on market



3 baths 2153 ft² 2018-06-21

\$1,150,000

20% down \$4.127 /m

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

Property Features

None













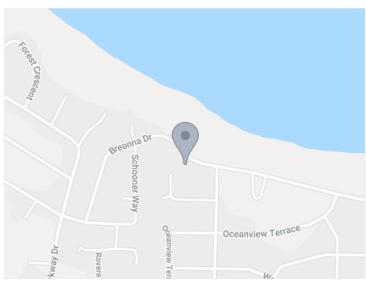












6068 Breonna Drive,

Nanaimo, V9V 1G1







4 beds 4 baths 3959 ft² 2018-06-25

\$1,350,000

20% down \$4.845 /m

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

- Curb & Gutter
- Thermal Windows
- Garden Area
- Sprinkler System
- Landscaped
- Kitchen Built-in(s)

- Built In Vacuum
- Main Level Entry
- Recreation Nearby
- Fully Fenced
- Sidewalk
- Quiet Area













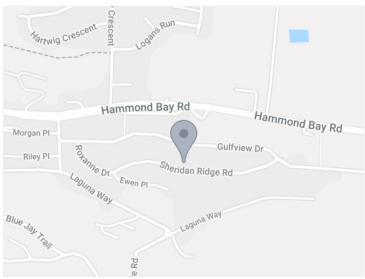












4592 Sheridan Ridge Road,

Nanaimo, V9T 6S6





6 beds 4 baths 3520 ft² 2018-07-08

\$985,000

20% down \$3.535 /m

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

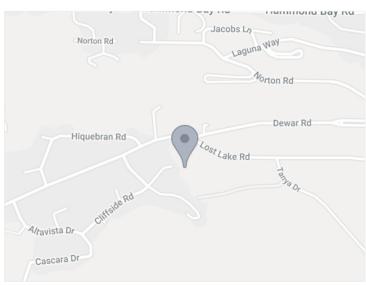
- View Lake
- Jetted Bathtub
- Road Paved
- Hillside
- Central location
- Kitchen Built-in(s)

- Can Be Rented
- Shopping Nearby
- Pets Allowed
- Landscaped
- Curb & Gutter
- Thermal Windows









5608 Cougar Ridge Place,

Nanaimo, V9T 5R6



■ 165 days on market



5 beds 4 baths 3579 ft² 2018-07-19

\$1,100,000

20% down \$3.948 /m

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

Property Features

- Additional Accom.









5612 Cougar Ridge Place,

Nanaimo, V9T 5R6





■ 165 days on market



6 beds 4 baths 3614 ft² 2018-07-19

\$1,150,000

20% down \$4.127 /m

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

Property Features

- Additional Accom.



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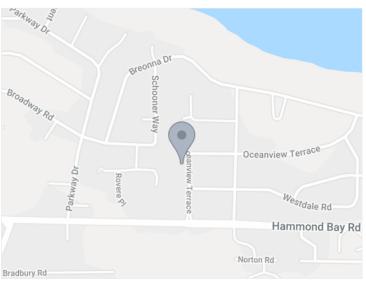












5674 Oceanview Terrace,

Nanaimo, V9V 0A8







5 beds 4 baths 3358 ft² 2018-08-01

\$1,249,000

20% down \$4.483 /m

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

- Southern Exp
- LevelLot
- Additional Accom.
- Landscaped
- View Ocean
- Shopping Nearby



RF/MAX[®]









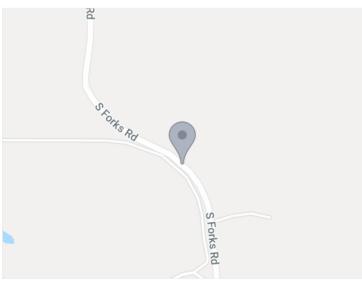












2540 South Forks Road,

Nanaimo, V9R 6G5







7 beds 4 baths 2976 ft² 2018-08-20

\$1,288,000

20% down \$4.623 /m

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

- Rural Setting
- Main Level Entry
- Shopping Nearby
- Golf Course Nearby
- RV Parking
- Sprinkler System

- Thermal Windows
- Barn
- Highway Access
- Wkshop-Detached
- Private Setting
- Garden Area



RF/MAX[®]





















4630 Sheridan Ridge Road,

Nanaimo, V9T 6S6







6 beds 4 baths 3981 ft² 2018-09-07

\$999,000

20% down \$3.585 /m

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

- Landscaped
- RV Parking
- Can Be Rented
- Quiet Area
- View Mountain
- Additional Accom.

- View Ocean
- Kitchen Built-in(s)
- Shopping Nearby
- Main Level Entry
- Thermal Windows













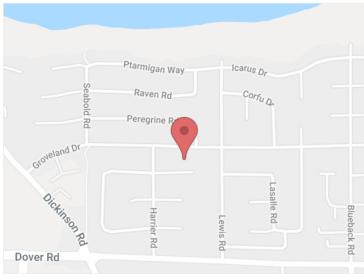












6468 Wedgewood Place,

Nanaimo, V9V 1V4

5 beds







4 baths 3402 ft² 2019-01-04

\$1,135,000

20% down \$4.073 /m

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!

Home Info

- 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

- Cul-de-sac
- Thermal Windows
- Built In Vacuum
- Quiet Area
- Sprinkler System
- Jetted Bathtub

- Underground Services
- Landscaped
- View Ocean
- Low Maint Yard
- RV Parking
- Main Level Entry



RF/MAX°









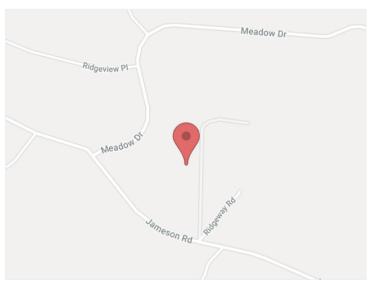












Lt 6 Gregson Road,

Nanaimo.







2 baths 2 1885 ft² 2019-01-09

\$949,900

20% down \$3,409 /m

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

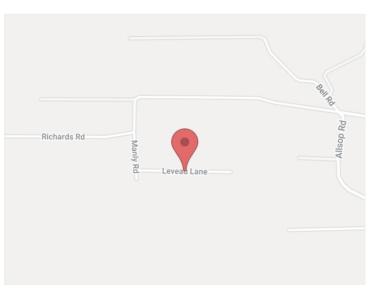
- Rural Setting
- Recreation Nearby
- Cul-de-sac
- Main Level Entry
- No Thru Road
- Quiet Area

- Thermal Windows
- Central location
- Acreage
- Private Setting
- R/I Vacuum









3275 Leveau Lane,

Nanaimo, V9R 6X3







4 beds 2 baths 2639 ft² 2019-01-10

\$1,249,000

20% down \$4.483 /m

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

- Family Oriented
- Pets Allowed
- Easy Access
- Rural Setting
- Garden Area
- Can Be Rented

- Acreage
- Private Setting
- Quiet Area
- View Lake
- Southern Exp



RF/MAX°









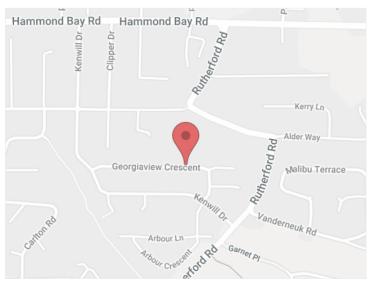












5386 Georgiaview Cres,

Nanaimo, V9T 5Z6







4 beds 4 baths 4137 ft² 2019-01-10

\$925,000

20% down \$3.320 /m

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

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

Sprinkler System













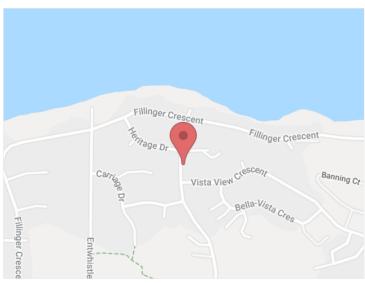












5374 Williamson Road,

Nanaimo, V9V 1J9







5 beds 4 baths 3862 ft² 2019-01-11

\$999,900

20% down \$3,589 /m

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

- Kitchen Built-in(s)
- Shopping Nearby
- Recreation Nearby
- Can Be Rented
- RV Parking
- Additional Accom.

- Landscaped
- Central location
- Sprinkler System
- View Ocean
- Fully Fenced















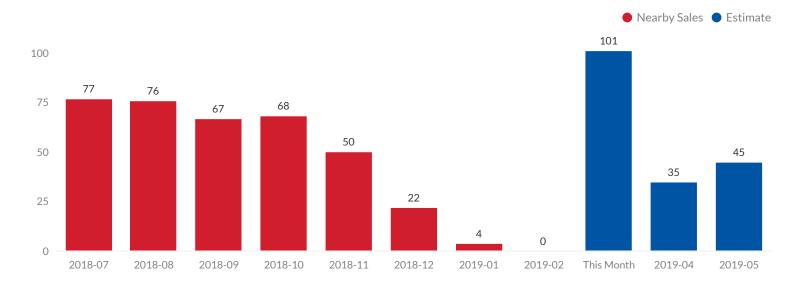






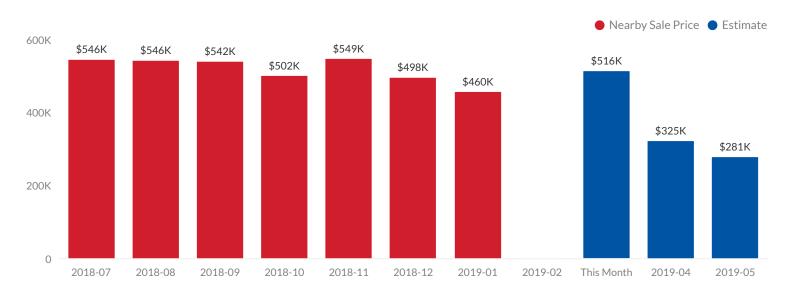
Nearby Sales

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.





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





Firehouse Grill 7 Victoria Road



Ladybug Floral 2220 Bowen Road



2 reviews



Costco Wholesale 6700 Island Highway N



The Foam Guy 6481-B Portsmouth Road



1 reviews



Astera's Greek Taver... 347 Wesley Street

93 reviews



427 Fitzwilliam Street 3 reviews



Lucid Records & Clot...

2 reviews



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

6421 Applecross Road

4 reviews



Able Recognition 1609 Bowen Rd

35 Commercial Street

2 reviews



Trollers Fish & Chip...

34 reviews



Catwalk 13 Commercial Street

3 reviews



Fascinating Rhythm

51 Commercial Street 6 reviews



104 Front Street



77 reviews



La Stella Trattoria

321 Wesley Street

2560 Bowen Road

21 reviews

1 reviews



Kelly's Kitchen Cafe

6750 Island Highway N

2517 Bowen Road

8 reviews



Chatters Hair Salon

77-6631 North Island Highway

3 reviews



3200 Island Hwy N

2 reviews





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

23

Transit Score

Minimal Transit

9

Bike Score

Somewhat Bikeable

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.

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.

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.