

**John Doe**johndoe@trenlii.com
(250) 585-9048**Sotheby's**
INTERNATIONAL REALTY

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.

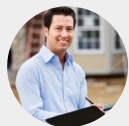
At this time, there are no available properties for sale. At this time, we have seen 14 new properties listed on the market. We have seen 14 new properties listed on the market. However, all of which have been withdrawn and are no longer available on the market.

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

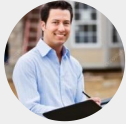


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<https://www.trenlii.com>PO Box 416 STN A,
Nanaimo1

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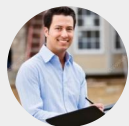
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Active Listings

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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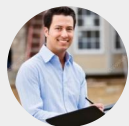
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Inactive Listings

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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**2453 East Wellington Road,**

Nanaimo, V9R 6V6

\$1,499,990

20% down \$5,383 /m

3 beds

2 baths

 2293 ft²

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!

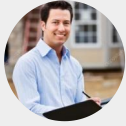
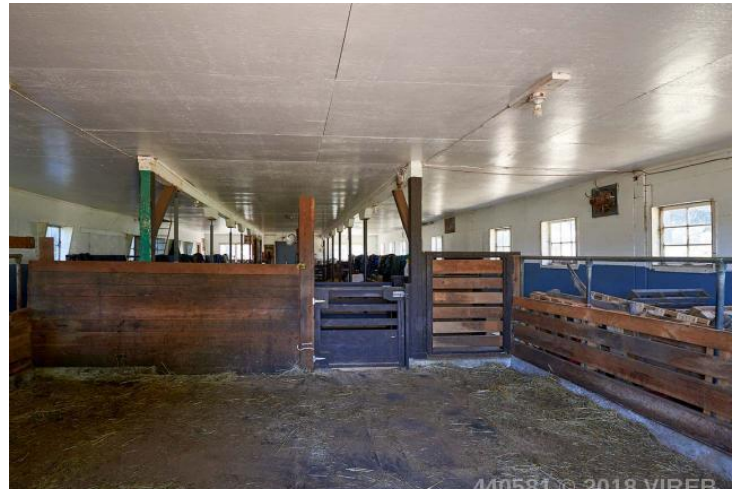
Home Info

- 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

- HRV
- Barn
- Quiet Area
- Rural Setting
- Pasture
- View - Mountain
- RV Parking
- Wkshop-Detached
- Acreage
- Private Setting
- Additional Accom.
- Jetted Bathtub

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House C Manzanita Place,

Nanaimo, V9T 0J1

\$1,150,000

20% down \$4,127 /m



3 beds



3 baths



2153 ft²



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!

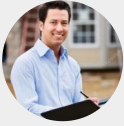
Home Info

- 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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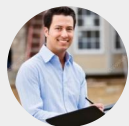
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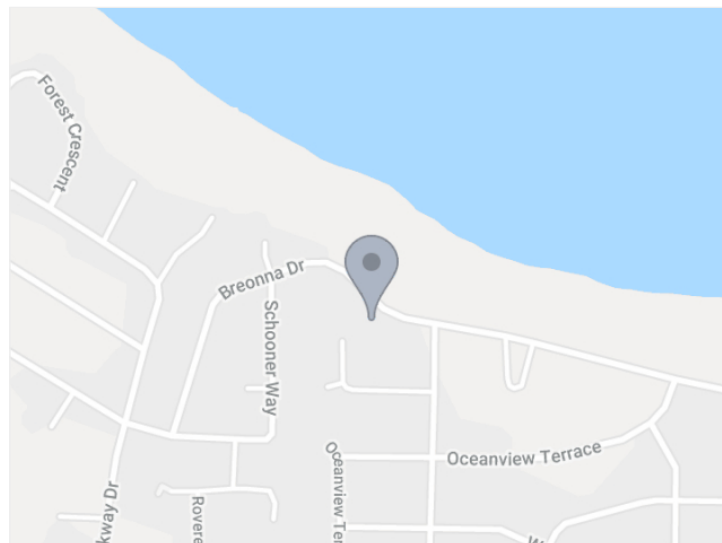
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**6068 Breonna Drive,**

Nanaimo, V9V 1G1

\$1,350,000

20% down \$4,845 /m

4 beds

4 baths

 3959 ft²

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!

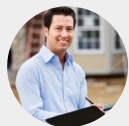
Home Info

- 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

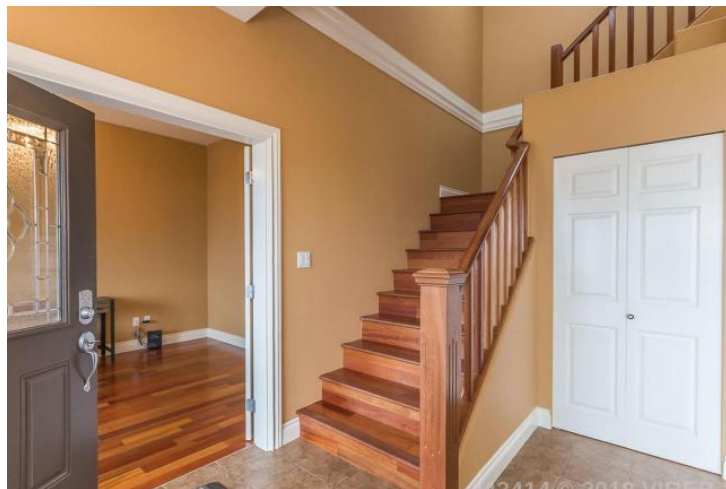
- Easy Access
- Built In Vacuum
- Landscaped
- Level Lot
- Sprinkler System
- Thermal Windows
- Kitchen Built-in(s)
- Quiet Area
- Recreation Nearby
- Garden Area
- View - Mountain
- View - Ocean

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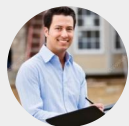
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4592 Sheridan Ridge Road,

Nanaimo, V9T 6S6

\$985,000

20% down \$3,535 /m



6 beds



4 baths

3520 ft²

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

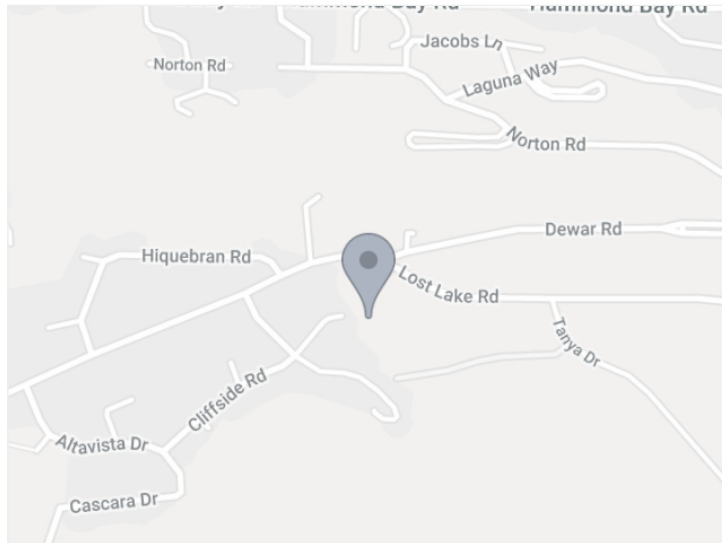
Property Features

- Easy Access
- Marina Nearby
- View - Lake
- Can Be Rented
- Hillside
- Recreation Nearby
- Road - Paved
- Security System
- Landscaped
- Fully Fenced
- Jetted Bathtub
- Garden Area

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5608 Cougar Ridge Place,

Nanaimo, V9T 5R6

\$1,100,000

20% down \$3,948 /m

5 beds

4 baths

 3579 ft²

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!

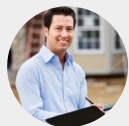
Home Info

- 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.
-

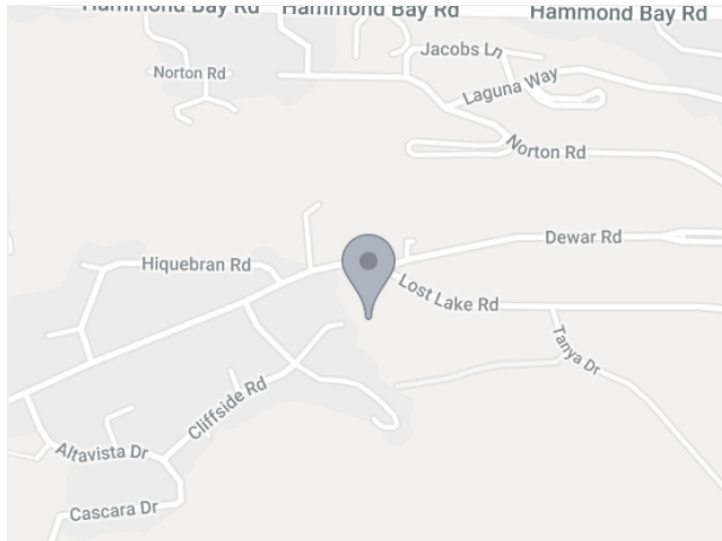
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5612 Cougar Ridge Place,

Nanaimo, V9T 5R6

\$1,150,000

20% down \$4,127 /m

6 beds

4 baths

 3614 ft²

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!

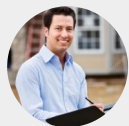
Home Info

- 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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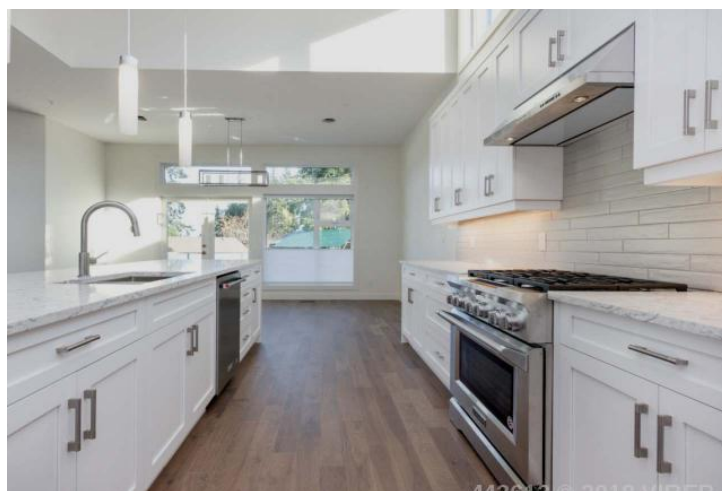
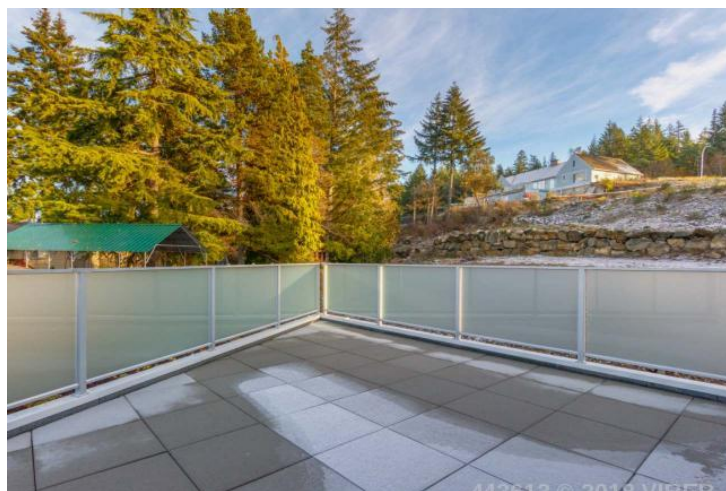
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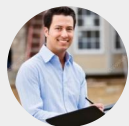
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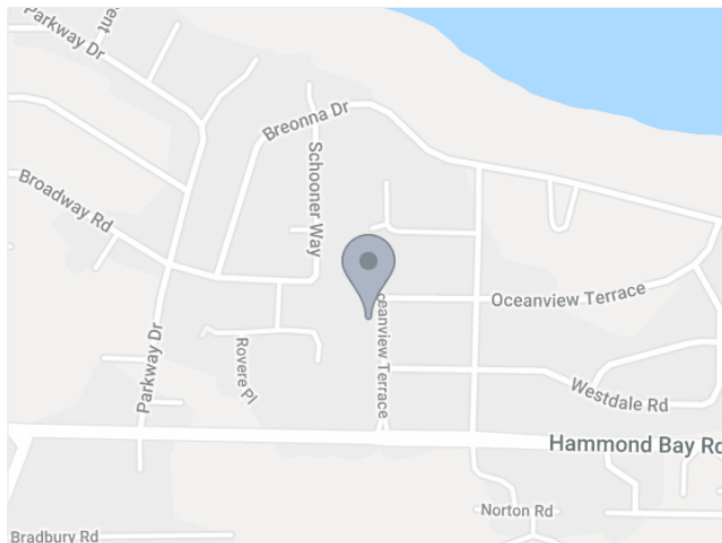
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5674 Oceanview Terrace,

Nanaimo, V9V 0A8

\$1,249,000

20% down \$4,483 /m



5 beds



4 baths

3358 ft²

2018-08-01

MLS#: 444189

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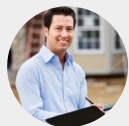
Home Info

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

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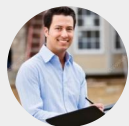
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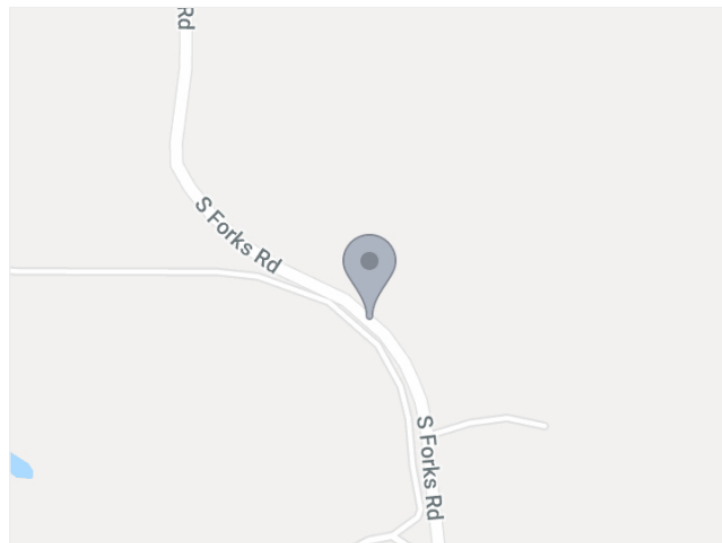
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**2540 South Forks Road,**

Nanaimo, V9R 6G5

\$1,288,000

20% down \$4,623 /m



7 beds



4 baths

2976 ft²

2018-08-20

MLS#: 445118

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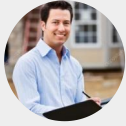
Home Info

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

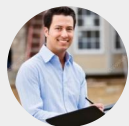
Property Features

- Golf Course Nearby
- Additional Accom.
- Thermal Windows
- Barn
- Marina Nearby
- Wkshop-Detached
- Garden Area
- Sprinkler System
- Private Setting
- Rural Setting
- Shopping Nearby
- Acreage

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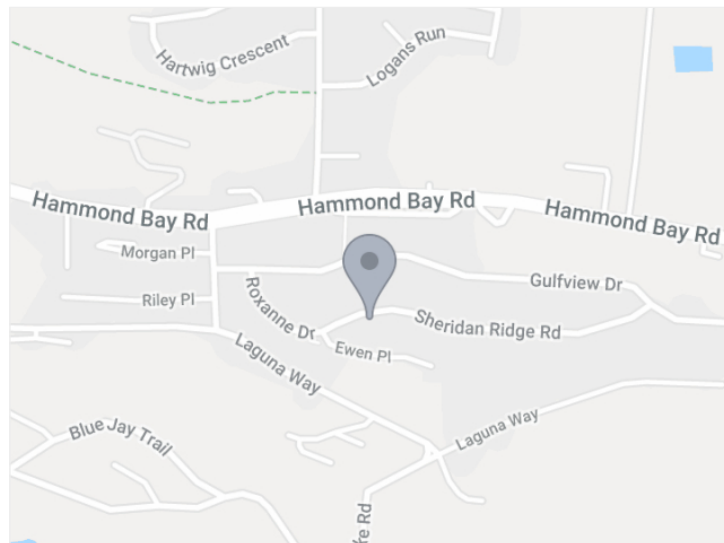


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4630 Sheridan Ridge Road,

Nanaimo, V9T 6S6

\$999,000

20% down \$3,585 /m



6 beds



4 baths

3981 ft²

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!

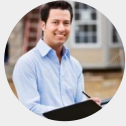
Home Info

- 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

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

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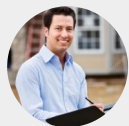
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6468 Wedgewood Place,

Nanaimo, V9V 1V4

\$1,135,000

20% down \$4,073 /m



5 beds



4 baths

3402 ft²

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!

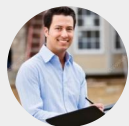
Home Info

- 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

- RV Parking
- Thermal Windows
- Main Level Entry
- Underground Services
- Built In Vacuum
- Sprinkler System
- Low Maint Yard
- Security System
- View - Mountain
- Fully Fenced
- Cul-de-sac
- Landscaped

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**John Doe**

johndoe@trenlii.com

(250) 585-9048

Sotheby's

INTERNATIONAL REALTY

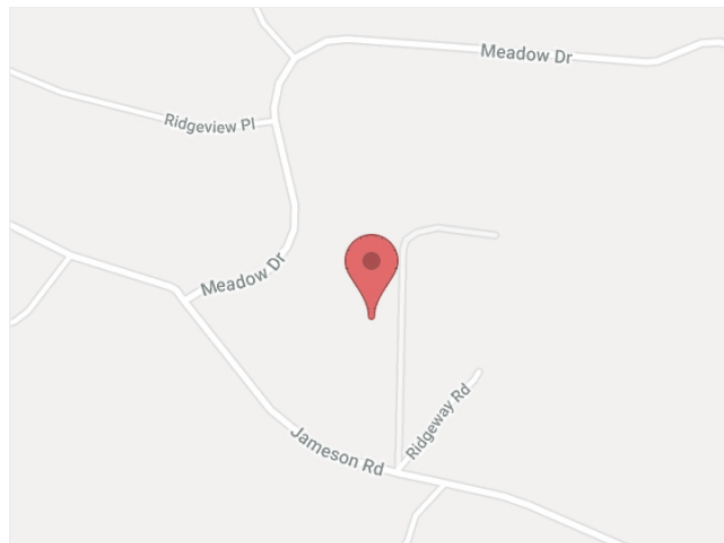
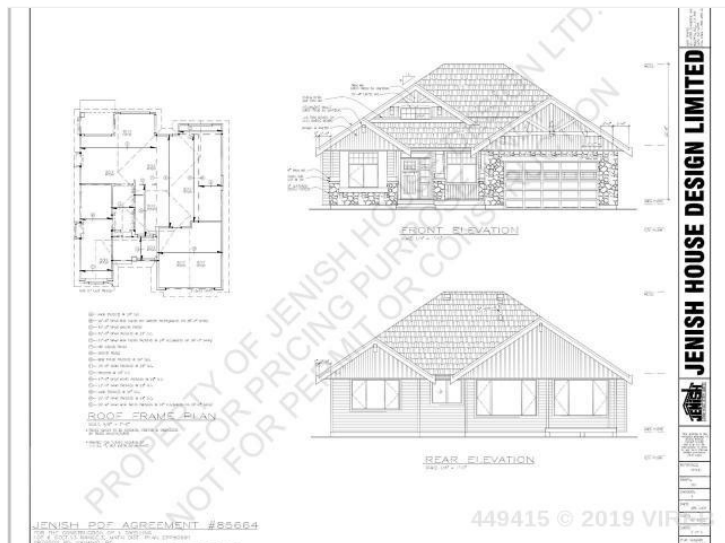


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Lt 6 Gregson Road,
 Nanaimo,

\$949,900

20% down \$3,409 /m

3 beds

2 baths

1885 ft²

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!

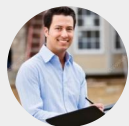
Home Info

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

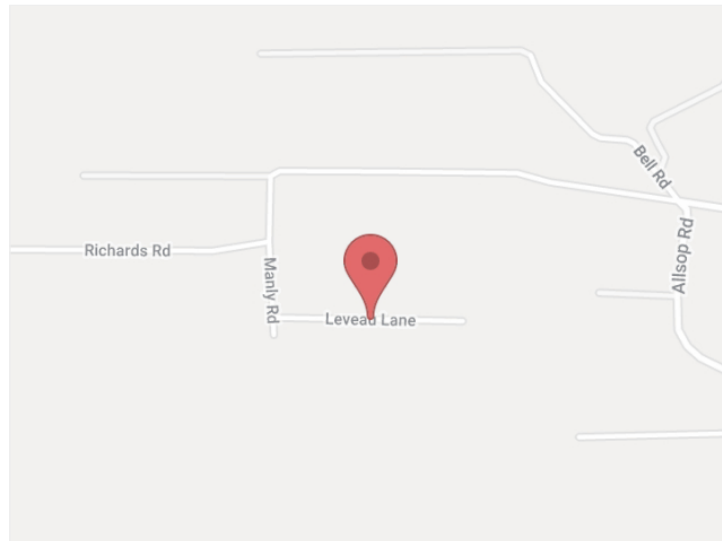
Property Features

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

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INTERNATIONAL REALTY

**3275 Leveau Lane,**

Nanaimo, V9R 6X3

\$1,249,000

20% down \$4,483 /m



4 beds



2 baths

2639 ft²

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!

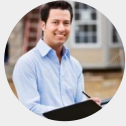
Home Info

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

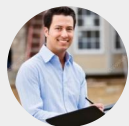
Property Features

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

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INTERNATIONAL REALTY



5386 Georgiaview Cres,

Nanaimo, V9T 5Z6

\$925,000

20% down \$3,320 /m



4 beds



4 baths

4137 ft²

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!

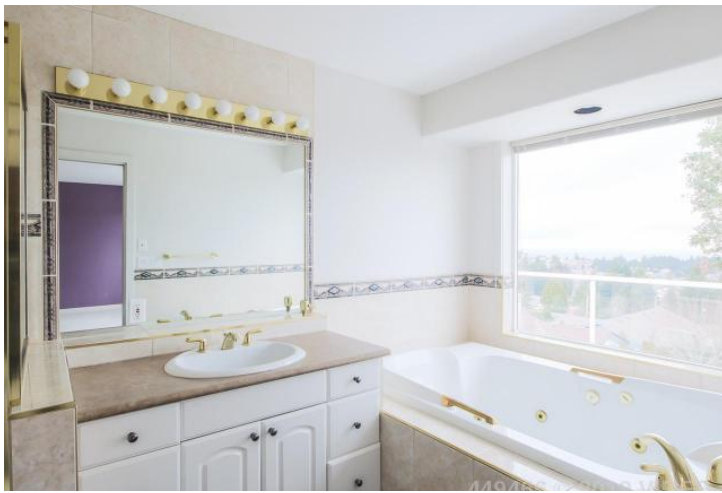
Home Info

- 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

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

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INTERNATIONAL REALTY



5374 Williamson Road,

Nanaimo, V9V 1J9

\$999,900

20% down \$3,589 /m



5 beds



4 baths

3862 ft²

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

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

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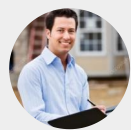
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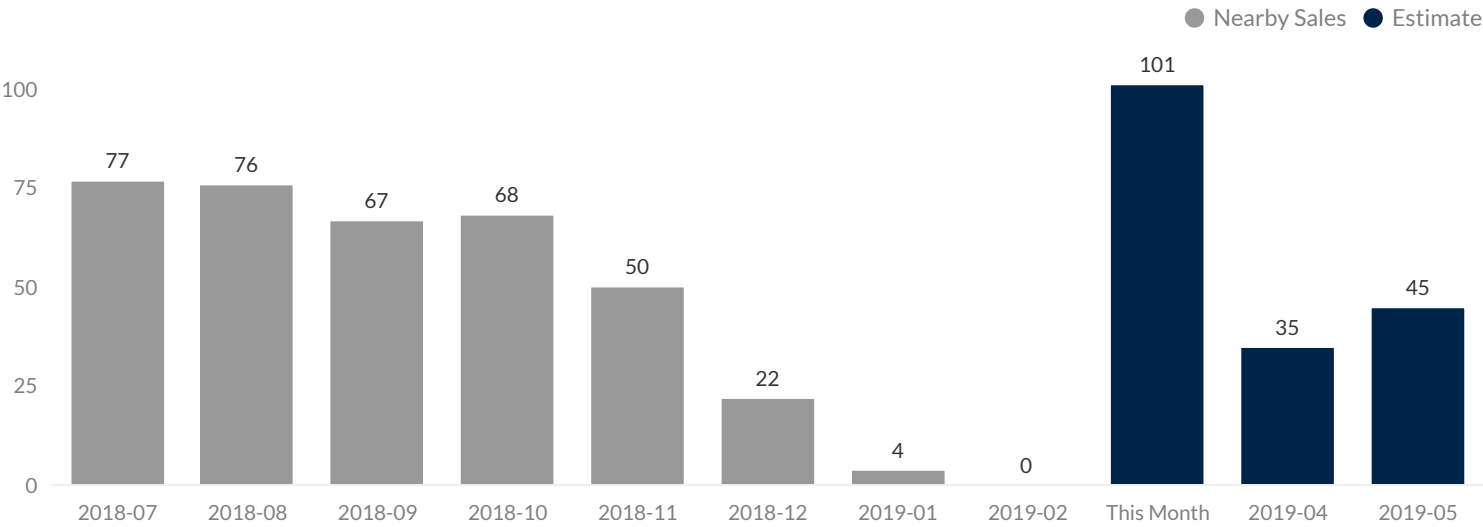


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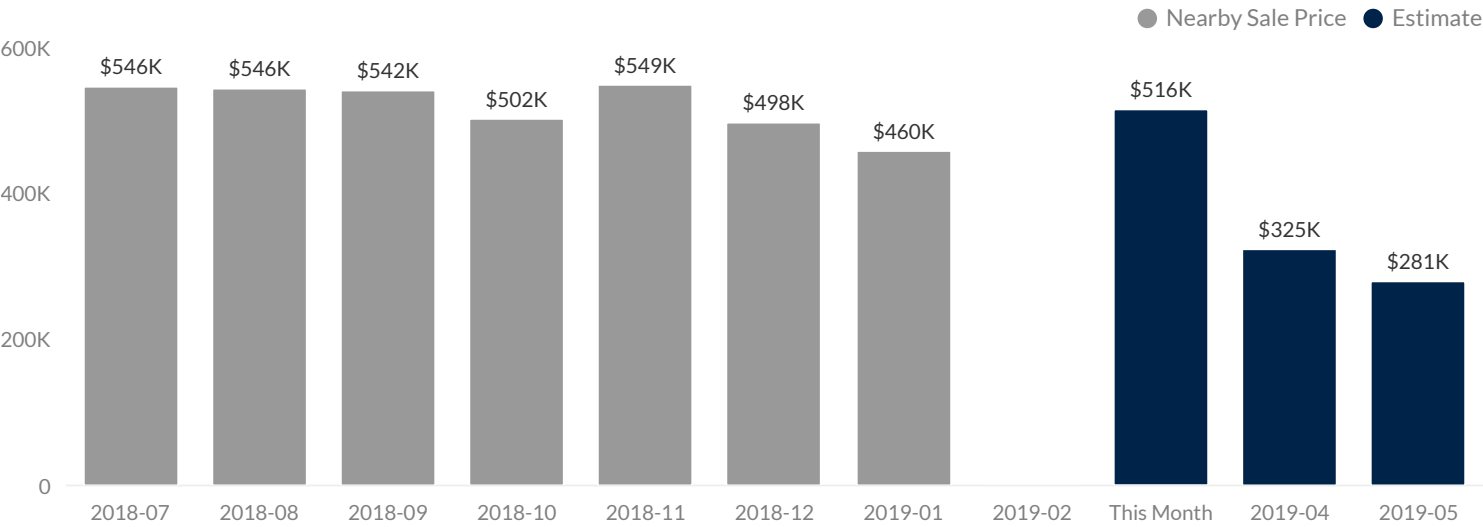
Nearby Sales

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

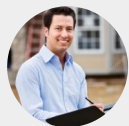


Nearby Sale Price

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



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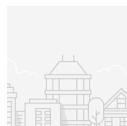
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INTERNATIONAL REALTY

**Nori Japanese Restau...**

6750 Island Highway N

77 reviews

**Frontrunners**

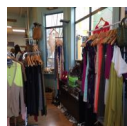
101 - 1825 Bowen Road

4 reviews

**Huong Lan Restaurant**

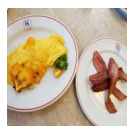
19-1925 Bowen Road

45 reviews

**Charlie's Closet**

427 Fitzwilliam Street

3 reviews

**Kelly's Kitchen Cafe**

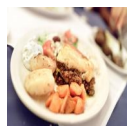
2517 Bowen Road

8 reviews

**Lucid Records & Clot...**

35 Commercial Street

2 reviews

**Astera's Greek Taver...**

347 Wesley Street

93 reviews

**Mon Petit Choux**

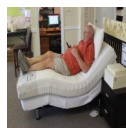
101-120 Commercial St

61 reviews

**Chatters Hair Salon**

77-6631 North Island Highway

3 reviews

**The Foam Guy**

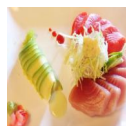
6481-B Portsmouth Road

1 reviews

**Saigon Kitchen**

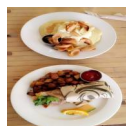
5148 Metral Drive

12 reviews

**Dami Sushi Japanese ...**

10-4890 Rutherford Road

34 reviews

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

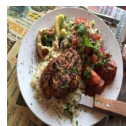
39a Commercial St

75 reviews

**Five Star Embroidery**

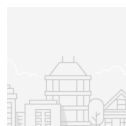
1-4151 Mostar Road

1 reviews

**Aladdin's Cafe**

67 Victoria Cres

32 reviews

**La Vie En Rose**

6631 Island Hwy N

1 reviews

**Catwalk**

13 Commercial Street

3 reviews

**Gina's Mexican Cafe**

47 Skinner Street

73 reviews

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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.