4062 Beatrice St
Feature Sheet

Site Influences:

- Trout Lake
- Brewer's Park
- Commercial Drive
- Nanaimo Sky Train Station

School Catchments:

- Elementary
  - Lord Selkirk Elementary
    1750 E. 22nd Ave
    Located just around the corner!

- High School
  - Gladstone Secondary
    4105 Gladstone St.
    Located an 11 minute walk away!

Home Features:

- Built around 1907
- Taken down to bare studs and masterfully re-built
- Exterior fully rainscreened per current regulations
- Original window placement for heritage integrity- all new low E energy efficient windows
- Professionally landscaped
- Main house- bamboo floors throughout; legal basement suite: radiant heated floors (kitchen & bathroom)
- Acoustic insulation between dwellings for noise control/reduction
- All new: electrical, plumbing, roof, gas, drywall, insulation, etc. All with permits and all passed with flying colours
- Two separate water tanks to accommodate both dwellings
- Separate laundry for both dwellings
- Separate security systems for both dwellings
- NEW double garage- built with ample electrical to be heated if an upgrade is desired
- House placed on jacks and re-enforced for level and stable flooring