



Features & Updates – 1403 Cape Cod Dr

Private 'Quadra' Model — Craig Bay Seaside Village

Key Updates & Home Systems

- **New Berber Carpet (2025):** Installed throughout the entire lower level.
- **New Hunter Douglas Duolite Blinds (2023):** Custom blinds installed throughout, featuring 'PowerView' control on the main floor.
- **New Appliances (2023):** All kitchen appliances replaced with high-quality stainless steel (including 'LG' refrigerator and stove).
- **Heating & Cooling (2023):** New natural gas furnace and central air conditioner installed.
- **Upgraded Lighting:** Recessed, tunable ceiling lighting on both levels.
- **Built-in Systems:** Completed with a built-in vacuum system, including all attachments.

Main Level Features

- **Great Room (Living & Dining):** 11-foot over height ceilings with double crown molding, a stunning wall of glass, and a built-in sound system.
 - **Living Room:** Features built-in maple cabinetry framing a cozy natural gas fireplace.
 - **Dining Room:** Includes clerestory windows and a dedicated alcove for a China cabinet.
- **Gourmet Kitchen:** 9-foot ceilings, quartz countertops, a stylish subway tile backsplash, and maple cabinetry with crown molding, including an oversized pantry and storage cupboards. Features a sunny Breakfast Nook framed by a bay of windows.
- **Primary Bedroom Suite:** Main-level retreat complete with a spacious walk-in closet and a luxurious 5-piece ensuite (dual-sink vanity, soaker tub, separate glass shower).
- **Convenience Spaces:** 2-piece Powder Room with a pedestal sink, and a generous Laundry Room with cupboards, a sink, and direct access to the Double Garage (with workbench space).
- **Outdoor Deck:** Spacious glass-railed deck with a natural gas barbecue outlet, overlooking peaceful green space and natural gardens.

**Fully Finished Lower Level (Walk-Out)**

- **Family Room:** Spacious flex area featuring a contemporary three-sided natural gas fireplace and direct access to the covered patio. Can serve as a Media or Games Room.
- **Home Office Area:** Conveniently located adjacent to the Family Room.
- **Rec Room:** Sizable space accessed via French double doors (potential 3rd Bedroom).
- **Guest Suite:** Good-sized bedroom with cheater ensuite access to a 4-piece Bathroom (tub/shower combo).
- **Storage:** Two separate dedicated Storage Rooms.

Community & Location Amenities

- **Envable Location:** Set in Craig Bay with quiet tree-lined streets, walking trails, and reed-encircled ponds. Backs onto a private, tranquil greenbelt.
- **Beach Club Rec Center:** A short stroll to a world-class facility featuring a swimming pool, hot tub, fitness room, and tennis courts.
- **Beach Access:** Steps from 1,700 feet of pristine beachfront along the Strait of Georgia and walking trails of Rath Trevor Beach Provincial Park.
- **Proximity:** Minutes to downtown Parksville shopping/amenities, and a short drive to Qualicum Beach's Village Centre and North Nanaimo's shopping district.