

13-881 Nicholson St.

Located in the sought after Christmas Hill Estates

- Private, quiet townhome in the gated community on top of Christmas Hill
- Borders the Christmas Hill Nature Sanctuary
- 5 minute drive to all amenities
- Plenty of outdoor living space with views of sky, mountains, and ocean



BRIGHT AND BEAUTIFUL

GORGEOUS SKY, MOUNTAIN & OCEAN VIEWS

Spacious townhome that feels like a family home

A rare find in the sought-after gated community on Christmas Hill. This spacious townhome with its smart, open layout provides ample space for a family or for a couple that likes to entertain. It boasts three large bedrooms plus den (as well as unfinished rooms on lower level that could be used as storage or as more rooms). Absolutely stunning views of the ocean, sky, mountain, and city can be viewed from large picture windows throughout the home and the many outdoor living areas (including two patios & three balconies). Children & small pets welcome.



3 3+ 2578



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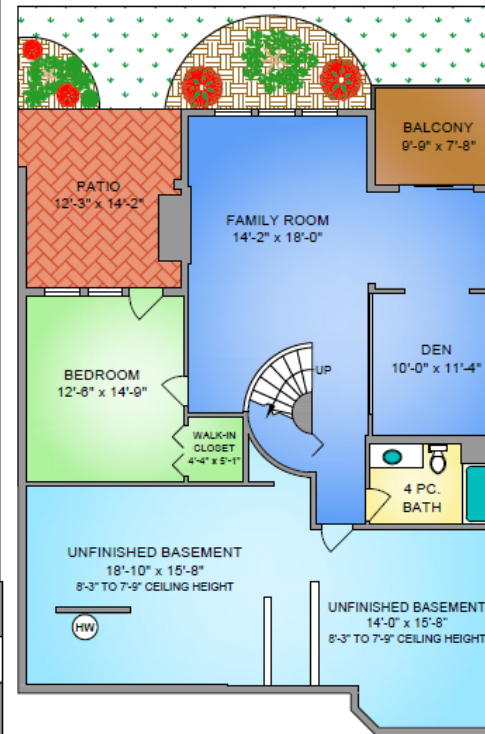
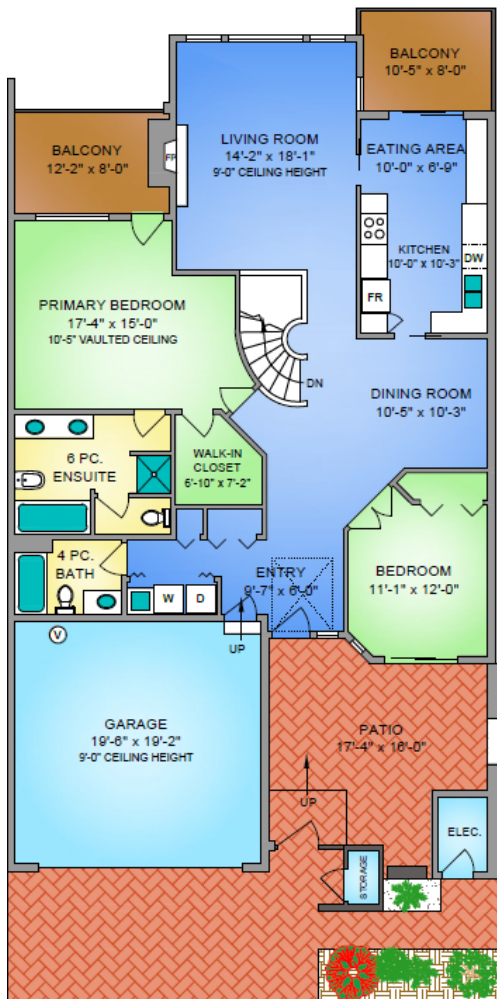
*Personal Real Estate Corporation

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MAIN FLOOR
1554 SQ. FT.
9' CEILING HEIGHT

LOWER FLOOR
924 SQ. FT.
8' CEILING HEIGHT

Bedrooms: 3+ Total Sq. Feet: 2578
Bathrooms: 3 Taxes (2021): \$3996



NORTH



0' 5' 10'
SCALE



13-881 Nicholson St.

- This townhome has the size, lay-out, and feel of a spacious family home
- Ample outdoor living area- three balconies, an entertainment sized patio, & lower patio with walk out from the family room & lower bedroom
- Stunning views of sky, mountains, city, and ocean!
- Spacious living room with electric fireplace and large picture windows
- Formal dining room with gold-plated crystal chandelier
- Gorgeous, open kitchen with high-end appliances, eating area, & many updates including one-of-a-kind handmade tile backsplash
- Master bedroom with walk-in closet and 6-piece ensuite (includes a bidet)
- Large second upstairs bedroom with access to patio (could also be used as a den or spacious office)
- Spiral staircase leading between the two levels
- Bright, spacious family room downstairs with access to lower patio
- Large downstairs bedroom with walk-in closet & sliding door to lower patio & French doors to the family room
- Den off family room could be used as a forth bedroom
- Spacious entrance way through the front door with skylight & hall to closets, bathroom, & laundry
- Double garage with access through home
- Laundry area with side by side washer & dryer, sink, & cupboards
- Large unfinished rooms downstairs offer ample storage space or potential for more bedrooms or other living spaces.
- Central vac
- Small pets & children welcome



Guiding you Homeward Bound!

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