

# \$1,198,000 - 3640 Sundown Dr, Nanaimo

MLS® #1012243

**\$1,198,000**

3 Bedroom, 3.00 Bathroom, 3,242 sqft  
Residential on 0.39 Acres

N/A, Nanaimo, BC

Perched on a rare 16,944 sq ft lot in Hammond Bay, this 3,242 sq ft 3 bed/3 bath home showcases stunning ocean views from nearly every room. The open-concept main level features 15-ft vaulted ceilings, expansive windows, and 700+ sq ft of oceanview decks. The brand-new kitchen boasts quartz counters, peninsula seating, and never-used appliances. The primary suite includes a walk-in closet, renovated ensuite, and private deck access. Downstairs offers a spacious family room, guest suite with ensuite, and walkout to the large backyard. Extensive 2025 updates (\$180K+) include new kitchen, baths, appliances, PEX plumbing, flooring, paint, decks, and more. Added features: double garage, heat pump, built-in vacuum, and private yards. Conveniently close to schools, shopping, parks, ferry, and NRGH. A rare move-in ready home with space, style, and unmatched ocean views in one of Nanaimo’s most desirable neighbourhoods



Built in 1990

## Essential Information

MLS® #	1012243
Price	\$1,198,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,242

Acres	0.39
Year Built	1990
Type	Residential
Sub-Type	Single Family Detached
Status	Active
View	Mountain(s), Ocean

### **Community Information**

Address	3640 Sundown Dr
Area	Na Hammond Bay
Subdivision	N/A
City	Nanaimo
County	Nanaimo, City of
Province	BC
Postal Code	V9T 4H5

### **Amenities**

Parking Spaces	2
Parking	Driveway, Garage Double
# of Garages	2
# of Kitchens	1
View	Mountain(s), Ocean

### **Interior**

Interior Features	Dining/Living Combo, Eating Area
Appliances	F/S/W/D
Heating	Electric, Heat Pump
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

### **Exterior**

Roof	Asphalt Shingle
Construction	Insulation: Ceiling, Insulation: Walls
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
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Days on Market	42
Office	eXp Realty (NA)

### **Listing Details**

Listing Office	eXp Realty (NA)
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