



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

282 Anderton Road, Comox
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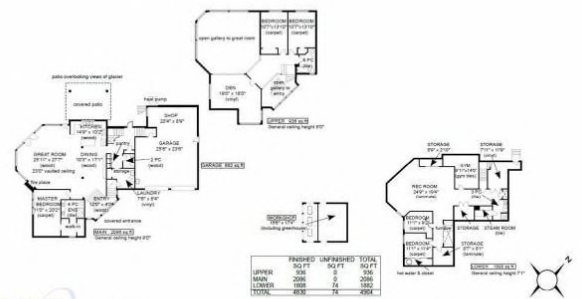
Jane Denham*
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Address: 1651 Trumpeter Cres Unit:		MLS@: 436980 Status: Active	List Price: \$1,675,000
Area: Zone 2- Comox Valley		Taxes: \$9,428 For Year: 2017	Sale Price:
Sub Area: Z2 Courtenay East City: Courtenay		PID#: 025-110-926 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Z. Type: R-1	Possession: TBA
		Zone Jurisdiction: Courtenay, City of	Title To Land: Freehold
Style: Westcoast Contemp Year Built: 2003	Exterior: Wood		
Sub/Complex:	Roof: Asphalt Shingle		
Bedrooms: 5 Frontage:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 4 Depth:	Construction: Frame		
Ensuite: 1 Sqft: 31,799	Flooring: Wall to Wall Carpet, Wood,		
Age: 16 Acres: 0.73	Foundation: Yes		
Basement: Full	# Fireplaces: 1		
Bsmt Dev: Fully Finished	Fireplace Types: Natural Gas		
Fuel: Electric	Parking Access:	Elementary: VALLEY VIEW	
Heating: Heat Pump	Parking Spaces:	Middle:	
Aircondition:	Parking: Garage - Double	Secondary: MARK R. ISFELD	
Water: Municipal Sewer: Connected	Outdoor Area:		
Room Sizes rounded to nearest ft Finished Area: 4,830 Total Area.: 4,904		Storeys:	Laundry:
Floors	Down	Main	Up
			Other
Total SqFt	1,882	2,086	936
Great Room		25'11x27'7	
Dining Room		10'3x17'1	
Kitchen		14'9x10'2	
Master		11x20'2	
Bedroom	11'1x9'2		10'7x13'10
Bedroom	11'1x11'4		10'7x13'10
Den			19x18
Rec Room	24'9x19'4		
Other	9'11x14		
Laundry/Uti		7'6x8'4	
Entrance		12x4	
Storage	7'11x11'9		
Storage	8'7x8'1		
Ensuite		4pc	
Bathroom	3pc	2pc	4pc
Legal: LT 2 SEC 10 CD PL VIP72684		Restrictions:	
Amenities: Security System, Garden Area, Wkshop-Detached, Thermal Windows, Built In Vacuum, RV Parking, Main Level Entry, Wkshop in House, Sprinkler System, Fully Fenced		Site Influences: Central location, Easy Access, Golf Course Nearby, Private Setting, View - Mountain, View - Ocean, Southern Exp, Park setting, Shopping Nearby, View - City, Recreation Nearby, Quiet Area, Landscaped, Underground Services, Marina Nearby	
Chattels: NOT INCL: STAINED GLASS/SEE LIST ON DOCS TAB INCL: FR/STV/DSH/MICRO H FAN/W D		Mortgage:	
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Spectacular Glacier and Beaufort Mountain views across the lush farmlands and distant city lights. Meticulous craftsmanship and thoughtful style create a unique opportunity to enjoy luxury living at its finest. Vaulted ceilings soar 23' overhead as handcrafted timber frame and vast windows create the hallmark of this impressive design. Westcoast Contemporary styling, built in 2003 on a double lot .73 acre, 3,022 sf main & upper floors, 1,734 sf fin. basement, 5 BD/ 4 BA. Open plan with impressive entry, refinished oak flooring, natural gas stone fireplace, master bedroom & luxurious ensuite on main floor, loft den studio, stunning kitchen w/ cherry cabinets & granite, access to the covered patio & glorious water feature, pond, orchard, extensive gardens w/ raised beds, & 12 zone irrigation. Steam room, gym, rec room, abundant storage, deep garage w/ large workshop, garden shed/greenhouse, RV parking, 400 amp, heat pump. Fantastic trail system, Hurford Hill Nature Park & greenway.



1651 TRUMPETER CRESCENT



jane DENHAM
PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham
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V/C FLOOR PLANS
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Measurements on the plans are intended for general reference purposes only and should be verified.