



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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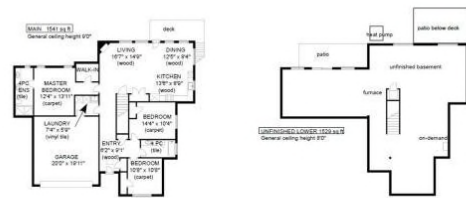
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Address: 2465 Dakota Place Unit:		MLS@: 448663 Status: Active	List Price: \$748,900
Area: Zone 2- Comox Valley		Taxes: \$1,671 For Year: 2017	Sale Price:
Sub Area: Z2 Comox (Town of) City: Comox		PID#: 029-384-133 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Zone Jurisdiction: Comox, Town of	Possession:
Style: M Lev Ent w/Bsmt Year Built: 2018		Exterior: Hardi Plank	Title To Land: Freehold
Sub/Complex:		Roof: Fiberglass Shingle	
Bedrooms: 3 Frontage:		Insulation: Walls:Yes Ceil:Yes	
Bathrooms: 2 Depth:		Construction: Frame	
Ensuite: 1 Sqft: 7,971		Flooring: Wall to Wall Carpet, Ceramic Tile,	
Age: 1 Acres: 0.18		Foundation: Yes	
Basement: Full		# Fireplaces: 1	
Bsmt Dev: Unfinished		Fireplace Types: Natural Gas	
Fuel: Electric		Parking Access:	Elementary: ASPEN PARK
Heating: Heat Pump		Parking Spaces:	Middle:
Aircondition:		Parking: Garage - Double	Secondary: HIGHLAND SECONDARY
Water: Municipal Sewer: Connected		Outdoor Area:	
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:
Finished Area: 1,541 Total Area.: 3,070		Strata Fee:	Display Suite #:
Floors	Down	Main	Up
Total SqFt		1,541	
Living Room		16'7x14'9	
Dining Room		12'5x8'4	
Kitchen		13'6x8'9	
Master Bedroom		12'4x13'11	
Bedroom		14'4x10'4	
Bedroom		10'8x10'8	
Laundry/Ut		7'4x5'9	
Entrance		6'2x9'1	
Ensuite		4pc	
Bathroom		4pc	
Legal:		LOT 16 DISTRICT LOT 144 COMOX DISTRICT PLAN EPP35855	
Restrictions:			
Amenities:		Wheelchair Access, Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Main Level Entry	
Site Influences:		Central location, Golf Course Nearby, Private Setting, Southern Exp, Park setting, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac	
Chattels		INCL: DISHWASHER/MICROWAVE/HOOD FAN	
Mortgage:			
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)	

EXECUTIVE RANCHER with a walk out basement, located on a quiet cul de sac with mountain views! An exceptional open concept of 3,070 sf, 3 BD/ 2 BA, with 9' ceilings and 1,541 sf on the main floor level entry, natural gas fireplace in the Great room, engineered hardwood flooring, Quartz counter tops, ensuite with custom tiled 5' shower & heated tile flooring, Rinnai on demand hot water, heat pump, Hardie Plank siding, LED lighting, & gutter covers. AND the lower level or walk-out basement offers unfinished 1,529 sf with endless potential, ideal as a 1 bedroom suite - mortgage helper, in-law suite, space for kids at college, or use the space for entertainment, crafts, games, workshop, or storage space! Complete the finishing now or when you need it. Built by West Coast General Contracting, 35 years' experience. Energuide rated for energy efficiency, environmentally friendly, building products w/ recycled content & low to no VOC's. No Property Transfer Tax, restrictions apply.



2465 DAKOTA PLACE



Room	Area	Perimeter	Volume
Main	1041	161	8328
Basement	1041	161	8328
Garage	200	60	1600
Deck	120	36	960



Prepared for the exclusive use of Jane Denham
 RE/MAX Ocean Pacific Realty
 250-486-1200



Measurements on the plans are intended for visual reference purposes only and should be verified