



This Listing Information has been provided to you by:

**RE/MAX Ocean Pacific Realty (Cx)**

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451144 © 2019 VIREB

Address: <b>2463 Dakota Place</b>		Unit:	MLS@: <b>451144</b>	Status: <b>Active</b>	List Price: <b>\$698,900</b>
Area: <b>Zone 2- Comox Valley</b>			Taxes: <b>\$1,671</b>	For Year: <b>2017</b>	Sale Price:
Sub Area: <b>Z2 Comox (Town of)</b>		City: <b>Comox</b>	PID#: <b>029-384-125</b>	Zoning: <b>Single Family</b>	Sale Date:
Type: <b>Single Family</b>		Cross St.:	Tax Roll#:	Z. Type: <b>R3.2</b>	Possession:
			Zone Jurisdiction: <b>Comox, Town of</b>		Title To Land: <b>Freehold</b>
Style: <b>M Lev Ent w/Bsmt</b>	Year Built: <b>2018</b>	Exterior: <b>Hardi Plank</b>		Roof: <b>Fiberglass Shingle</b>	
Sub/Complex:		Insulation: <b>Walls:Yes Ceil:Yes</b>		Construction: <b>Frame</b>	
Bedrooms: <b>3</b>	Frontage:	Flooring: <b>Wall to Wall Carpet, Ceramic Tile,</b>		Foundation: <b>Yes</b>	
Bathrooms: <b>2</b>	Depth:	# Fireplaces: <b>1</b>		Fireplace Types: <b>Natural Gas</b>	
Ensuite: <b>1</b>	Sqft: <b>5,401</b>				
Age: <b>1</b>	Acres: <b>0.12</b>				
Basement: <b>Full</b>					
Bsmt Dev: <b>Unfinished</b>					
Fuel: <b>Electric</b>		Parking Access:		Elementary: <b>ASPEN</b>	
Heating: <b>Heat Pump</b>		Parking Spaces:		Middle:	
Aircondition:		Parking: <b>Garage - Double</b>		Secondary: <b>HIGHLAND SECONDARY</b>	
Water: <b>Municipal</b>	Sewer: <b>Connected</b>	Outdoor Area:			
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: <b>1,499</b>		Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: <b>2,978</b>		Strata Fee Incl:			
Floors	Down	Main	Up	Other	Shared Amenities:
Total SqFt	<b>1,479</b>	<b>1,499</b>			Strata Info:
Living Room		<b>16x13</b>			Legal: <b>LOT 15 DISTRICT LOT 144 COMOX DISTRICT PLAN EPP35855</b>
Dining Room		<b>14'1x8'2</b>			Restrictions:
Kitchen		<b>8'1x16'11</b>			Amenities: <b>Wheelchair Access, Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Main Level Entry</b>
Master Bedroom		<b>13'11x11'7</b>			Site Influences: <b>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, Underground Services</b>
Bedroom		<b>10'8x10'1</b>			Chattels: <b>INC:DSH, MICROWAVE H/FAN</b>
Bedroom		<b>10'4x9'7</b>			Mortgage:
Laundry/Utli		<b>5'6x8'11</b>			Listing Office: <b>RE/MAX Ocean Pacific Realty (Cx)</b>
Entrance		<b>13'2x8'7</b>			
Ensuite		<b>3pc</b>			
Bathroom		<b>4pc</b>			

**EXECUTIVE RANCHER with a walk out basement, located on a quiet cul de sac with sea glimpses! An exceptional open concept of 2,978 sf, 3 BD/ 2 BA, with 9' ceilings and 1,499 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 1,479 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.**



2463 DAKOTA PLACE



jane DENHAM  
PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham  
RE/MAX Ocean Pacific Realty  
250-898-1220



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