



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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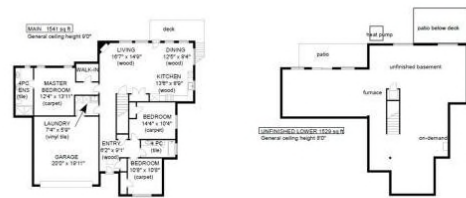
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Address: 2465 Dakota Place Area: Zone 2- Comox Valley Sub Area: Z2 Comox (Town of) Type: Single Family		Unit: City: Comox Cross St.:	MLS@: 451150 Taxes: \$1,671 PID#: 029-384-133 Tax Roll#:	Status: Active For Year: 2017 Zoning: Single Family Z. Type: R3.2	List Price: \$698,900 Sale Price: Sale Date: Possession: Title To Land: Freehold
Style: M Lev Ent w/Bsmt Sub/Complex: Bedrooms: 3 Bathrooms: 2 Ensuite: 1 Age: 1 Basement: Full Bsmt Dev: Unfinished	Year Built: 2018 Frontage: Depth: Sqft: 7,971 Acres: 0.18	Exterior: Hardi Plank Roof: Fiberglass Shingle Insulation: Walls:Yes Ceil:Yes Construction: Frame Flooring: Wall to Wall Carpet, Wood Foundation: Yes # Fireplaces: 1 Fireplace Types: Natural Gas			
Fuel: Electric Heating: Heat Pump Aircondition: Water: Municipal	Sewer: Connected	Parking Access: Parking Spaces: Parking: Garage - Double Outdoor Area:	Elementary: ASPEN Middle: Secondary: HIGHLAND		
Room Sizes rounded to nearest ft Finished Area: 1,541 Total Area.: 3,070		Storeys: Strata Fee: Strata Fee Incl: Shared Amenities: Strata Info:	Levels of Suite: Display Suite #:	Units in Bldg: Units in Project:	Laundry:
Floors Total SqFt	Down 1,529	Main 1,541	Up 	Other 	
Great Room Dining Room Kitchen Master Bedroom Bedroom Entrance Laundry/Utli Ensuite Bathroom		16'7x14'9 12'5x8'4 13'6x8'9 12'4x13'11 14'4x10'4 10'8x10'8 6'2x9'1 7'4x5'9 4pc 4pc			Legal: LOT 16 DISTRICT LOT 144 COMOX DISTRICT PLAN EPP35855 Restrictions: Amenities: Wheelchair Access, Thermal Windows, 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, Underground Services Chattels: DW,MICROWAVE H/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	Area	Area	Area
Main	1641	8121	1214	1214
Garage	360	648	906	906
Basement	111	216	216	216
Overall	2112	10905	1436	1436

jane DENHAM
PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham
RE/MAX Ocean Pacific Realty
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VIC FLOOR PLANS
504-877-3489

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