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This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 2463 Dakota Place		Unit:	MLS@: 448662	Status: Active	List Price: \$718,900
Area: Zone 2- Comox Valley			Taxes: \$1,671	For Year: 2017	Sale Price:
Sub Area: Z2 Comox (Town of)		City: Comox	PID#: 029-384-125	Zoning: Single Family	Sale Date:
Type: Single Family		Cross St.:	Tax Roll#:	Z. Type: R3.2	Possession:
			Zone Jurisdiction: Comox, Town of		Title To Land: Freehold
Style: M Lev Ent w/Bsmt	Year Built: 2018	Exterior: Hardi Plank			
Sub/Complex:		Roof: Fiberglass Shingle			
Bedrooms: 3	Frontage:	Insulation: Walls:Yes Ceil:Yes			
Bathrooms: 2	Depth:	Construction: Frame			
Ensuite: 1	Sqft: 5,401	Flooring: Wall to Wall Carpet, Ceramic Tile,			
Age: 1	Acres: 0.12	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		Storeys:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 1,499		Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: 2,978		Strata Fee Incl:			
Floors	Down	Main	Up	Other	
Total SqFt		1,499			
Living Room		16x13			Legal: LOT 15 DISTRICT LOT 144 COMOX DISTRICT PLAN EPP35855
Dining Room		14'1x8'2			Restrictions:
Kitchen		8'1x16'11			Amenities: Wheelchair Access, Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Main Level Entry
Master Bedroom		13'11x11'7			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
Bedroom		10'8x10'1			Chattels: INCL:DISHWASHER/MICROWAVE/HOOD FAN
Bedroom		10'4x9'7			Mortgage:
Laundry/Utli		5'6x8'11			Listing Office: RE/MAX Ocean Pacific Realty (Cx)
Entrance		13'2x8'7			
Ensuite		3pc			
Bathroom		4pc			

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



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PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham
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