2463 Dakota Place

New construction, rancher with walk-out basement, 3 BD/ 2 BA, 2,980 sf,
1 Bedroom suite potential, heat pump, Hardie Plank, H/W on demand.

Slideshow & Virtual Tour

www.janedenham.com/property/2463-dakota-place/

$669,500

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Courtenay Comox Crown Isle

This Listing Information has been provided to you by:

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Address:	**2463 Dakota Place**	Unit:		MLS®:	**455863**	Status:	**Active**
Area:	**Zone 2- Comox Valley**			Taxes:	**$1,592**	For Year:	**2018**
Sub Area:	**Z2 Comox (Town of)**	City:	**Comox**	PID#:	**029-384-125**	Zoning:	**Single Family**
Type:	**Single Family**	Cross St.:		Tax Roll#:		Z. Type:	**R3.2**
				Zone Jurisdiction:	**Comox, Town of**		

List Price:	**$669,500**				
Sale Price:					
Sale Date:					
Possession:					
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
Finished Area: **1,500** Total Area.: **2,980**

Floors	Down	Main	Up	Other
Total SqFt	**1,480**	**1,500**		

Storeys:		Levels of Suite:		Units in Bldg:		Laundry:	
Strata Fee:		Display Suite #:		Units in Project:			
Strata Fee Incl:							
Shared Amenities:							
Strata Info:							

Living Room		**16x13**	
Dining Room		**14'1x8'2**	
Kitchen		**8'10x16'11**	
Master Bedroom		**13'11x11'7**	
Bedroom		**10'8x10'1**	
Bedroom		**10'4x9'7**	
Laundry/Uti		**5'6x8'11**	
Entrance		**13'2x8'7**	
Ensuite Bathroom		**3pc 4pc**	

Legal: **LOT 15 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, Underground Services**

Chattels **INC:DSH, 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 sea glimpses! An exceptional open concept of 2,980 sf, 3 BD/ 2 BA, with 9' ceilings and 1,500 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 1,480 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.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
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MLS®: 455863

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2463 DAKOTA PLACE
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Measurements on the plans are intended for visual reference purposes only and should be verified
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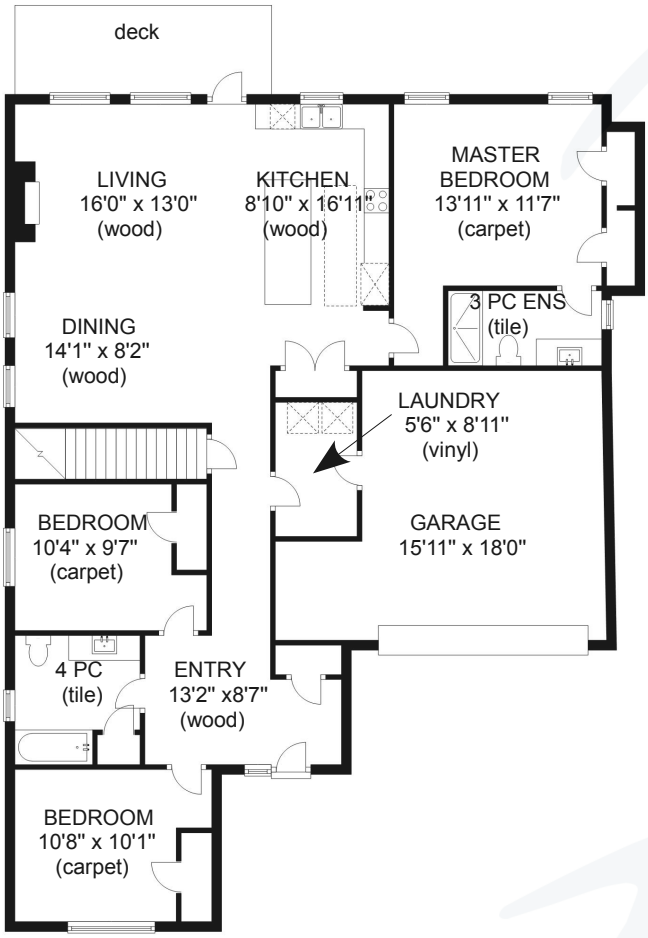
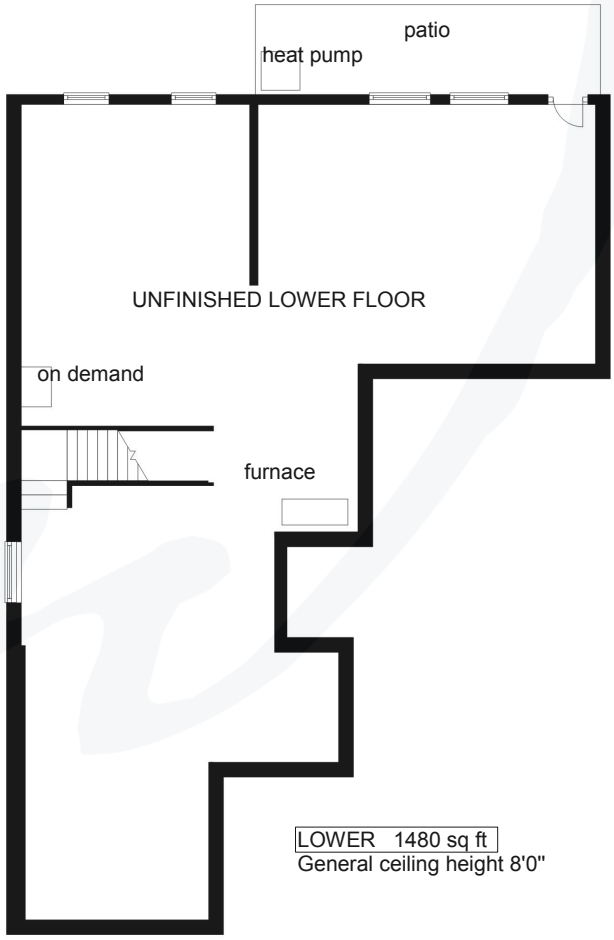
2463 DAKOTA PLACE

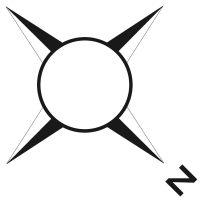


MAIN 1500 sq ft
General ceiling height 9'0"



LOWER 1480 sq ft
General ceiling height 8'0"

	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	1500	0	1500
LOWER	0	1480	1480
TOTAL	1500	1480	2980
GARAGE	0	343	343



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