



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 1476 Valley View Drive Unit:		MLS@: 444786 Status: Active	List Price: \$898,000
Area: Zone 2- Comox Valley		Taxes: \$6,001 For Year: 2018	Sale Price:
Sub Area: Z2 Courtenay East City: Courtenay		PID#: 017-496-756 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Z. Type: R-1	Possession: TBA
		Zone Jurisdiction: Courtenay, City of	Title To Land: Freehold
Style: Split Level Home	Year Built: 1991	Exterior: Vinyl	
Sub/Complex:	Frontage:	Roof: Fiberglass Shingle	
Bedrooms: 4	Depth:	Insulation: Walls:Yes Ceil:Yes	
Bathrooms: 3	Sqft: 9,148	Construction: Frame	
Ensuite: 1	Acres: 0.21	Flooring: Wood	
Age: 28		Foundation: Yes	
Basement: Full		# Fireplaces: 2	
Bsmt Dev: Fully Finished		Fireplace Types: Natural Gas	
Fuel: Natural Gas		Parking Access:	Elementary: K-7 VALLEY VIEW
Heating: Forced Air		Parking Spaces:	Middle:
Aircondition:		Parking: Garage - Double	Secondary: 8-12 MARK R. ISFELD
Water: Municipal	Sewer: Connected	Outdoor Area:	
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:
Finished Area: 2,956 Total Area.: 3,074		Strata Fee:	Display Suite #:
Floors	Down	Main	Up
			Other
Total SqFt	838	736	840
			542
Living Room		21'5x13'4	
Dining Room		8x9'10	
Kitchen		14'3x10'10	
Master Bedroom	16'7x10'10		12'3x13'10
Bedroom	11x13'7		12'2x11'6
Entrance	7'11x10'4		
Laundry/Utli	5'4x4'2		
Rec Room			21'5x21
Storage			23'10x5'4
Ensuite			5pc
Bathroom	3pc		4pc
Legal:		LT 10 SECTION 9 COMOX DISTRICT PLAN VIP52827	
Restrictions:			
Amenities:		Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Jetted Bathtub, Sprinkler System	
Site Influences:		Central location, Easy Access, Golf Course Nearby, View - Mountain, View - Ocean, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Underground Services, Marina Nearby	
Chattels		INCL: FRG/COOK TOP/ W/OVEN/ MICRO/DISHWASH/WASH/DRY/POOL TABLE	
Mortgage:			
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)	

This Valley View is spectacular, from the Comox Bay across the Beaufort Mountain range with the Comox Glacier, as central focus. Farquarson farmlands display their patchwork of colours, distant city lights, and Mt Washington covered in snow; inspiring views from the privacy of the jetted tub, front deck, and even the pool room. Custom 4-level split, 3,074 sf home with 2 large bedrooms on the main floor, and master and 3rd bedroom on the top level. Builder's own, boasting vaulted ceilings, engineered hardwood, spacious great room, ambient gas fireplace and the perfect corner for the Baby Grand. Beautifully renovated kitchen, quartz counters, s/s appliances, gas cooktop, pantry and large window to watch the kids play in the backyard. Huge garage w gas heater, space for 26' RV, and room for a B Ball court! Whole house water filtration, irrigation system, close to all levels of schools, New Hospital site, Crown Isle Golf Resort, Costco, 5 min to International Airport, & shopping!



1476 VALLEY VIEW DRIVE

