



This Listing Information has been provided to you by:

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

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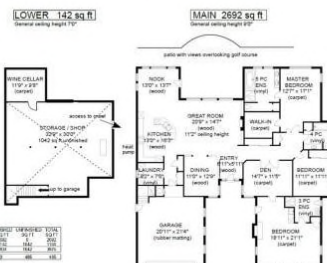
**Jane Denham\***  
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Address: <b>3130 Kensington Cres</b> Unit:		MLS@: <b>446849</b> Status: <b>Active</b>	List Price: <b>\$995,000</b>
Area: <b>Zone 2- Comox Valley</b>		Taxes: <b>\$6,911</b> For Year: <b>2018</b>	Sale Price:
Sub Area: <b>Z2 Crown Isle</b> City: <b>Courtenay</b>		PID#: <b>018-344-534</b> Zoning: <b>Single Family</b>	Sale Date:
Type: <b>Single Family</b> Cross St.:		Tax Roll#: Z. Type: <b>CD1-B</b>	Possession:
		Zone Jurisdiction: <b>Courtenay, City of</b>	Title To Land: <b>Freehold</b>
Style: <b>Rancher</b> Year Built: <b>2005</b>	Exterior: <b>Hardi Plank</b>		
Sub/Complex: <b>Crown Isle Golf Resort</b>	Roof: <b>Tile</b>		
Bedrooms: <b>3</b> Frontage:	Insulation: <b>Walls:Yes Ceil:Yes</b>		
Bathrooms: <b>3</b> Depth:	Construction: <b>Frame</b>		
Ensuite: <b>2</b> Sqft: <b>8,712</b>	Flooring: <b>Wall to Wall Carpet, Wood</b>		
Age: <b>14</b> Acres: <b>0.20</b>	Foundation: <b>Yes</b>		
Basement: <b>Crawl</b>	# Fireplaces: <b>2</b>		
Bsmt Dev:	Fireplace Types: <b>Natural Gas</b>		
Fuel: <b>Electric</b>	Parking Access:	Elementary: <b>VALLEY VIEW</b>	
Heating: <b>Heat Pump</b>	Parking Spaces:	Middle:	
Aircondition:	Parking: <b>Garage - Double</b>	Secondary: <b>MARK R ISFELD</b>	
Water: <b>Municipal</b> Sewer: <b>Connected</b>	Outdoor Area:		
Room Sizes rounded to nearest ft	Storeys:	Levels of Suite:	Units in Bldg:
Finished Area: <b>2,834</b> Total Area.: <b>2,834</b>	Strata Fee:	Display Suite #:	Units in Project:
Floors	Strata Fee Incl:	Shared Amenities:	Laundry:
Down	Strata Info:		
Main			
Up			
Other			
Total SqFt			
<b>142</b>			
<b>2,692</b>			
Great Room	Legal: <b>LOT 9, BLOCK 72, COMOX DISTRICT, PLAN VIP5697</b>		
Dining Room	Restrictions:		
Kitchen	Amenities: <b>Wheelchair Access, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Jetted Bathtub, Main Level Entry, HRV, Sprinkler System</b>		
Eating Nook	Site Influences: <b>Central location, Easy Access, View - Mountain, Low Maint Yard, Shopping Nearby, Golf Course Dev, Recreation Nearby, Quiet Area, Level Lot, Underground Services, Marina Nearby</b>		
Master	Chattels: <b>NOT INC: KEY HOLDER,DYSON MOUNT INC: FRIDGE,COOKTOP,W/OVER,MICRO,DSH,W/D</b>		
Bedroom	Mortgage:		
Bedroom	Listing Office: <b>RE/MAX Ocean Pacific Realty (Cx)</b>		
Den			
Laundry/Uti			
Entrance			
Wine Room			
Storage			
Ensuite			
Ensuite			
Bathroom			

**Meticulously maintained, custom built rancher located on the 11th fairway of Crown Isle's Platinum rated golf course. Built in 2005 by Billy Wheeldon, renowned for high level finishing and a superior build. With 2,834 finished sf, including a temperature-controlled wine cellar, this clever plan boasts 1,042 unfinished sf of 7' basement & additional crawlspace. A large guest suite with separate entrance, cozy gas fireplace, wet bar, 3 pce ensuite is ideal for extended family visits. Stunning Great room showcases gas fireplace w/ built-in cabinets, Brazilian cherry hardwood flooring, formal & informal dining spaces, and a chef's dream kitchen! Open plan w/ abundant granite counters, rich wood cabinets, gas cooktop, spacious working island & pantry. Executive den with gorgeous Built-in desk/shelving, large master suite offers 5 pce ensuite w/ 'Crema' Italian marble tile, dual sinks, frameless glass shower & sep air-jetted tub. HRV, LED lighting, insulated interior walls. A must see!**



3031 KENSINGTON CRESCENT



jane DENHAM  
PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham  
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VIC FLOOR PLANS  
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Measurements on the plans are intended for general reference purposes only and should be verified.