



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 1509 Baybrook Drive		Unit:	MLS@: 446550	Status: Active	List Price: \$935,000
Area: Zone 2- Comox Valley			Taxes: \$5,849	For Year: 2018	Sale Price:
Sub Area: Z2 Comox (Town of)		City: Comox	PID#: 012-135-518	Zoning: Single Family	Sale Date:
Type: Single Family		Cross St.:	Tax Roll#:	Z. Type: R1.1	Possession:
			Zone Jurisdiction: Comox, Town of		Title To Land: Freehold
Style: M Lev Ent w/Bsmt	Year Built: 1993	Exterior: Stucco			
Sub/Complex: Filberg		Roof: Asphalt Shingle			
Bedrooms: 3	Frontage:	Insulation: Walls:Yes Ceil:Yes			
Bathrooms: 3	Depth:	Construction: Frame			
Ensuite: 2	Sqft: 9,148	Flooring: Mixed, Wood			
Age: 26	Acres: 0.21	Foundation: Yes			
Basement: Full		# Fireplaces: 2			
Bsmt Dev: Fully Finished		Fireplace Types: Natural Gas			
Fuel: Natural Gas		Parking Access:		Elementary: BROOKLYN ELEMENTARY	
Heating: Forced Air		Parking Spaces:		Middle:	
Aircondition:		Parking: Garage - Double		Secondary: HIGHLAND SECONDARY	
Water: Municipal	Sewer: Connected	Outdoor Area:			
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 3,887		Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: 4,390		Strata Fee Incl:			
Floors	Down	Main	Up	Other	Shared Amenities:
Total SqFt	1,651	2,236			Strata Info:
Living Room		18'11x15'3			Legal: LOT 10,DISTRICT LOT 87,COMOX DISTRICT, PLAN 47460
Dining Room		10'3x15'3			Restrictions:
Kitchen		19'9x15'6			Amenities: Security System, Thermal Windows, Built In Vacuum, Jetted Bathtub, Main Level Entry, Sprinkler System, Fully Fenced
Master		16'11x13'11			Site Influences: Central location, Easy Access, Golf Course Nearby, Private Setting, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, Level Lot, Underground Services, Marina Nearby
Bedroom		12'11x12'11			Chattels: INC: FRIDGE,STOVE,DISHWASHER,WASHER,DRYER,EXERCISE EQUIPMENT
Bedroom		12'3x13'1			Mortgage:
Family Room		11'3x11'6			Listing Office: RE/MAX Ocean Pacific Realty (Cx)
Rec Room	33'1x17'11				
Den	36'3x12'11				
Workshop	22x13'1				
Wine Room	6'4x8				
Other		11'4x9'6			
Laundry/Uti		6'5x7'5			
Entrance		6'9x12'10			
Ensuite		5pc			

Extraordinary location! Prestigious Orchard Park neighbourhood only steps to Filberg Park. Beaches, Marina & the seaside community of Comox are within minutes. Original ownership, this well-cared for home offers main level living & walk-out basement, a clever design for retirees & busy families. A new roof & gutters in 2011, renovated kitchen, ensuite, main bath, & new appliances in 2007, an R-2000 build for heat efficiency, HRV, air conditioner, gas furnace & h/w tank - only \$80/mth. Formal living room w/ traditional gas f/p, French doors to dining room, & French doors leading to sun room. A large kitchen w/ quartz c/t, a working island w/ prep sink & adjacent breakfast nook & family room w/ cozy gas fireplace. Sliding door to covered deck, enjoy peaceful afternoons with cocktails and BBQs. Master & 2 bedrooms on main floor, 5 pce ensuite w/ glass shower, sep jetted tub, 2 sinks, quartz c/t. Lower level offers media room, office, crafts, bedroom, 4 pce bath, wine room & workshop.



1509 BAYBROOK DRIVE



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PERSONAL REAL ESTATE CORPORATION

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VIC FLOOR PLANS
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