



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 7576 Armstrong Road Unit:		MLS@: 451493 Status: Active	List Price: \$1,035,000
Area: Zone 2- Comox Valley		Taxes: \$4,178 For Year: 2018	Sale Price:
Sub Area: Z2 Merville Black Creek City: Merville		PID#: 026-216-817 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Zone Jurisdiction: Comox Valley	Possession:
Style: M Lev Ent w/Bsmt Year Built: 2006		Exterior: Wood	Title To Land: Freehold
Sub/Complex:		Roof: Fiberglass Shingle	
Bedrooms: 4 Frontage:		Insulation: Walls:Yes Ceil:Yes	
Bathrooms: 3 Depth:		Construction: Frame	
Ensuite: 1 Sqft: 220,414		Flooring: Ceramic Tile, Wood	
Age: 13 Acres: 5.06		Foundation: Yes	
Basement: Full		# Fireplaces: 2	
Bsmt Dev: Fully Finished		Fireplace Types: Woodstove, Electric	
Fuel: Wood		Parking Access:	Elementary:
Heating: Other		Parking Spaces:	Middle:
Aircondition:		Parking: Garage - Double	Secondary:
Water: Drilled Well Sewer: Septic - Yes		Outdoor Area:	
Room Sizes rounded to nearest ft		Storeys:	Laundry:
Finished Area: 3,140 Total Area.: 3,230		Strata Fee:	Levels of Suite:
Floors		Strata Fee Incl:	Display Suite #:
Down		Shared Amenities:	Units in Bldg:
Main		Strata Info:	Units in Project:
Up			
Other			
Total SqFt	1,570	1,570	
Living Room		15x13'4	Legal: LOT A, SECTION 27, TOWNSHIP 6, COMOX DISTRICT, PLAN VIP78239
Dining Room		13x11'5	Restrictions:
Kitchen		15x15	Amenities: Wkshop-Detached, Thermal Windows, Built In Vacuum, RV Parking, Kitchen Built-in(s), Main Level Entry, Wkshop in House, Water Purifier, Sprinkler System
Den		14'7x10	Site Influences: Easy Access, Private Setting, View - Mountain, Southern Exp, Low Maint Yard, Rural Setting, Quiet Area, No Thru Road, Landscaped, Acreage, Pasture
Master		16x12	Chattels NOT INC: FT. HALL HOOKS,CUBBIES IN WORKSHOP,BELL INC: FR,ST,DSH,W D,MICRO,FREEZ
Bedroom	12'6x11		Mortgage:
Bedroom	11'8x9		Listing Office: RE/MAX Ocean Pacific Realty (Cx)
Bedroom	11'3x10'6		
Family Room	21'4x15'10		
Rec Room	16'8x12'8		
Laundry/Uti	9x5'10		
Entrance		7'8x6'2	
Other		15x9'4	
Storage	14x13'5		
Ensuite		4pc	

West Coast Estate Property! Gently sloping to a level 5 acres with spectacular western views. Custom built 2006, stunning home of 3,230 sq ft, 4 BD/3 BA, plus den, offers a unique fusion of handcrafted architecture & contemporary West Coast luxury. Timber frame details, shingle siding, swinging doors from old city hall, fir doors & trim, 9' ceilings & open spaces, knotty fir plank flooring w/ handcut nails, stamped concrete floors & lower level walls. Entertain in the open concept kitchen, living & dining areas bring the outdoors in through the wrap around windows and French door access to the covered deck w/ glass railings. Farmhouse sink, dovetail solid pine kitchen cabinets, quartz counters, & raised bar w/ seating. Master bedroom & den on main floor w/ 3 bedrooms, family & rec rooms on walk-out lower level. Woodstove heats the house & domestic water (2 tanks), 255' drilled well/ 10 gpm, double garage, separate workshop, abundant trails. RU-8 zoning for 2 dwellings.

