



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@: 448056	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#:	Z. Type: RU-8	Possession:
		Zone Jurisdiction: Comox Valley		Title To Land: Freehold
Style: M Lev Ent w/Bsmt	Year Built: 2006	Exterior: Wood		
Sub/Complex:	Frontage:	Roof: Fiberglass Shingle		
Bedrooms: 4	Depth:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 3	Sqft: 220,414	Construction: Frame		
Ensuite: 1	Acres: 5.06	Flooring: Ceramic Tile, Wood		
Age: 13		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:	Levels of Suite:	Units in Bldg:
Finished Area: 3,140 Total Area.: 3,230		Strata Fee:	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other
Total SqFt	1,570	1,570		
Living Room		15x13'4		
Dining Room		13x11'5		
Kitchen		15x15		
Den		14'7x10		
Master		16x12		
Bedroom	12'6x11			
Bedroom	11'8x9			
Bedroom	11'3x10'6			
Family Room	21'4x15'10			
Rec Room	16'8x12'8			
Laundry/Uti	9x5'10			
Storage	14x13'5			
Ensuite		4pc		
Bathroom		2pc		
Bathroom	5pc			
Legal:		LOT A SECTION 27 TOWNSHIP 6 COMOX DISTRICT PLAN VIP78239		
Restrictions:				
Amenities:		Wkshop-Detached, Thermal Windows, Built In Vacuum, RV Parking, Kitchen Built-in(s), Main Level Entry, Wkshop in House, Water Purifier, Sprinkler System		
Site Influences:		Easy Access, Private Setting, View - Mountain, Southern Exp, Low Maint Yard, Rural Setting, Quiet Area, No Thru Road, Landscaped, Acreage, Pasture		
Chattels		NOT INCL: FT HALL HOOKS/CUBBIES IN WKSHOP/BELL INCL: FR/ST/DSH/W/D/MICRO FREEZER		
Mortgage:				
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)		

West Coast Estate Property! Gently sloping to a level 5.06 acres, spectacular western views to the back 1 acre forest w/ road access. 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, etched 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.

