This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

282 Anderton Road, Comox
Office Phone: (250) 339-2021
Office Fax: (250) 339-5529

Jane Denham*
(250) 898-1220
jane@janedenham.com
www.janedenham.com

Address:	**2186 St Andrews Way**	Unit:		MLS®:	**451916**	Status:	**Active**
Area:	**Zone 2- Comox Valley**			Taxes:	**$4,780**	For Year:	**2018**
Sub Area:	**Z2 Courtenay East**	City:	**Courtenay**	PID#:	**025-504-321**	Zoning:	**Single Family**
Type:	**Single Family**	Cross St.:		Tax Roll#:		Z. Type:	**R-1**
				Zone Jurisdiction:	**Courtenay, City of**		

Style:	**Rancher**	Year Built:	**2010**	Exterior:	**Stone, Vinyl, Hardi Plank**	List Price:	**$639,000**
Sub/Complex:	**Aberdeen Heights**			Roof:	**Asphalt Shingle**	Sale Price:	
Bedrooms:	**3**	Frontage:		Insulation:	**Walls:Yes Ceil:Yes**	Sale Date:	
Bathrooms:	**2**	Depth:		Construction:	**Frame**	Possession:	
Ensuite:	**1**	Sqft:	**6,534**	Flooring:	**Wall to Wall Carpet, Laminate**	Title To Land:	**Freehold**
Age:	**9**	Acres:	**0.15**	Foundation:	**Yes**		
Basement:	**Crawl**			# Fireplaces:	**1**		
Bsmt Dev:				Fireplace Types:	**Natural Gas**		

Fuel:	**Electric**	Parking Access:		Elementary:	**ASPEN**
Heating:	**Heat Pump**	Parking Spaces:	**2**	Middle:	
Aircondition:		Parking:	**Garage - Double**	Secondary:	**MARK ISFELD**
Water:	**Municipal**	Outdoor Area:			
Sewer:	**Connected**				

Room Sizes rounded to nearest ft
Finished Area: **1,488** Total Area.: **1,488**

Floors	Down	Main	Up	Other
Total SqFt		**1,488**		
Living Room		**14x15'11**		
Dining Room		**11'4x9'1**		
Kitchen		**10'5x11'5**		
Master		**13'7x15'9**		
Bedroom		**11'10x10'9**		
Bedroom		**11'8x10'8**		
Laundry/Uti		**6'6x5'7**		
Entrance		**6'2x8'6**		
Ensuite		**3pc**		
Bathroom		**4pc**		

Storeys:		Levels of Suite:		Units in Bldg:	Laundry:
Strata Fee:		Display Suite #:		Units in Project:	
Strata Fee Incl:					
Shared Amenities:					
Strata Info:					

Legal:	**LOT 13 VIP74366 DLOT 158 LDIST 15**
Restrictions:	
Amenities:	**Thermal Windows, R/I Vacuum, Fully Fenced**
Site Influences:	**Central location, Easy Access, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Underground Services, Marina Nearby**
Chattels	**INC: FR, ST, DSW,W/D,GARDEN SHED**
Mortgage:	
Listing Office:	**RE/MAX Ocean Pacific Realty (Cx)**

Exceptional Aberdeen Heights Rancher! Designed with comfort in mind, this contemporary open plan offers a spacious layout of 1,488 sf, luxurious 9' ceilings throughout, 3 good sized bedrooms & 2 baths (1 ensuite). Chic designer colors enhance the natural tones used in the Carrera marble surrounding the gas fireplace, rich maple cabinetry in the kitchen, & durable laminate flooring in the inviting great room and intimate dining space. This meticulous home built in 2010, received numerous upgrades creating a wonderful place to gather friends & family. Watch the kids play from the kitchen and great room with sliding door access to the covered pergola with extended patio, beautiful gardens and privacy hedges in the back yard. Beautiful morning sun floods the kitchen & great room, while the front patio captures the big sky view of the Beauforts & the setting sun. Close to schools, parks, trails, shops, Costco & new Hospital. Heat pump, large insulated garage, garden shed.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation Printed: March 15, 2019

MLS®: 451916

451916 © 2019 VIREB

451916 © 2019 VIREB

451916 © 2019 VIREB

451916 © 2019 VIREB

451916 © 2019 VIREB

451916 © 2019 VIREB