



This Listing Information has been provided to you by:

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

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Address: <b>1097 Evergreen Ave</b> Unit:		MLS@: <b>450448</b> Status: <b>Active</b>	List Price: <b>\$535,000</b>					
Area: <b>Zone 2- Comox Valley</b>		Taxes: <b>\$4,483</b> For Year: <b>2018</b>	Sale Price:					
Sub Area: <b>Z2 Courtenay East</b> City: <b>Courtenay</b>		PID#: <b>000-396-818</b> Zoning: <b>Single Family</b>	Sale Date:					
Type: <b>Single Family</b> Cross St.:		Tax Roll#: Zone Jurisdiction: <b>Courtenay, City of</b>	Possession:					
Style: <b>M Lev Ent w/Bsmt</b> Year Built: <b>1988</b>		Exterior: <b>Vinyl</b>	Title To Land: <b>Freehold</b>					
Sub/Complex:		Roof: <b>Asphalt Shingle</b>						
Bedrooms: <b>3</b> Frontage:		Insulation: <b>Walls:Yes Ceil:Yes</b>						
Bathrooms: <b>3</b> Depth:		Construction: <b>Frame</b>						
Ensuite: <b>1</b> Sqft: <b>8,276</b>		Flooring: <b>Wall to Wall Carpet, Laminate</b>						
Age: <b>31</b> Acres: <b>0.19</b>		Foundation: <b>Yes</b>						
Basement: <b>Full</b>		# Fireplaces:						
Bsmt Dev: <b>Fully Finished</b>		Fireplace Types:						
Fuel: <b>Electric</b>		Parking Access:	Elementary: <b>VALLEY VIEW</b>					
Heating: <b>Radiant</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:	Laundry:					
Finished Area: <b>2,381</b> Total Area.: <b>2,381</b>		Strata Fee:	Levels of Suite:					
Floors	Down	Main	Up	Other	Strata Fee Incl:	Display Suite #:	Units in Bldg:	Units in Project:
Total SqFt	<b>1,156</b>	<b>1,225</b>			Shared Amenities:	Strata Info:		
Living Room		<b>12'2x15'4</b>			Legal:	<b>LOT 16 DISTRICT LOT 159 COMOX DISTRICT PLAN36311</b>		
Dining Room		<b>9'4x9'11</b>			Restrictions:			
Kitchen		<b>17'5x9'11</b>			Amenities:	<b>Wheelchair Access, Thermal Windows, Main Level Entry</b>		
Master Bedroom		<b>11'6x11'9</b>			Site Influences:	<b>Central location, Easy Access, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Recreation Nearby, Quiet Area, Underground Services, Marina Nearby</b>		
Bedroom		<b>9'9x9'9</b>			Chattels	<b>NOT INC: LR SHELING, CURTAINS, RODS, FT HALL COAT HOOKS, DW</b>		
Bedroom		<b>8'10x9'9</b>			Mortgage:			
Rec Room	<b>38'11x13'2</b>				Listing Office:	<b>RE/MAX Ocean Pacific Realty (Cx)</b>		
Den	<b>15'2x11'11</b>							
Other	<b>15'2x15'4</b>							
Laundry/Uti	<b>10x4'8</b>							
Entrance		<b>5'2x5'9</b>						
Ensuite		<b>4pc</b>						
Bathroom	<b>3pc</b>	<b>3pc</b>						

**Fantastic location! Located on a quiet street with mountain views, great neighbours and just a short walk to all levels of schools, shops and the new hospital. Warm and inviting, this level entry home offers a fully finished walk-out basement with lots of room for games, crafts, fitness or just hanging out... Captivating southwest sun exposure and mountain views from the spacious Great room and well-designed kitchen. Double French door access from the breakfast nook to the covered deck, watch the kids play, enjoy summer evenings sipping on cocktails and BBQing. There are 3 bedrooms on the main floor, and potential for more on the lower level. The lower floor offers a 3 pce bath, den and room with small window, large rec room with sliding door access to the covered patio and gently sloping back yard. Both levels enjoy radiant in-ceiling heat, with baseboard heating in a few rooms. Quick possession date, anytime after March 8th.**

