



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 2828 Bristol Way Unit: 113		MLS@: 451412 Status: Active	List Price: \$685,000		
Area: Zone 2- Comox Valley		Taxes: \$3,604 For Year: 2018	Sale Price:		
Sub Area: Z2 Crown Isle City: Courtenay		PID#: 029-549-710 Zoning: Multi-Family	Sale Date:		
Type: Condo/Strata Cross St.: Crown Isle		Tax Roll#: Zone Jurisdiction: Courtenay, City of	Possession:		
Style: Patio Home Year Built: 2014		Exterior: Stone, Hardi Plank	Title To Land: Freehold		
Sub/Complex: The Grove		Roof: Tile			
Bedrooms: 2 Frontage:		Insulation: Walls:Yes Ceil:Yes			
Bathrooms: 2 Depth:		Construction: Frame			
Ensuite: 1 Sqft:		Flooring: Ceramic Tile, Wood			
Age: 5 Acres:		Foundation: Yes			
Basement: Crawl		# Fireplaces: 1			
Bsmt Dev:		Fireplace Types: Natural Gas			
Fuel: Electric		Parking Access:	Elementary:		
Heating: Heat Pump		Parking Spaces:	Middle:		
Aircondition: Central		Parking: Garage - Double, Visitor Parking	Secondary:		
Water: Municipal Sewer: Connected		Outdoor Area: One Patio			
Room Sizes rounded to nearest ft		Stores: 1 Levels of Suite: 1 Units in Bldg: 2 Laundry: In Unit			
Finished Area: 1,579 Total Area.: 1,579		Strata Fee: \$315 Display Suite #: Units in Project: 18			
Floors	Down	Main	Up	Other	Strata Fee Incl: Management, Maintenance, Sewer, Garbage
Total SqFt		1,579			Shared Amenities:
Living Room		14'7x16'10			Strata Info:
Dining Room		15'11x10'10			Legal: SL 12, BLK 72, CD, SP EPS2050 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
Kitchen		10'8x14'11			Restrictions:
Master Bedroom		12'2x16'2			Amenities: Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry, Sprinkler System
Den		9'9x9'1			Site Influences: Central location, Easy Access, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Golf Course Dev, Recreation Nearby, Level Lot, Underground Services, Marina Nearby, Pets Allowed
Laundry/Uti		6'1x6'10			Chattels: NOT INC: LIGHT IN DEN.. INC:FRIDGE,STOVE,DISHWASHER,WASHER,DRYER,
Entrance		5'1x13'4			Mortgage:
Ensuite		4pc			Listing Office: RE/MAX Ocean Pacific Realty (Cx)
Bathroom		4pc			

Crown Isle's newest development "The Grove", built in 2014 by Monterra showcasing modern luxury and fine craftsmanship. Located by the main entrance of this golf resort, only steps to the clubhouse with fitness centre, pub and Platinum rated golf course, Thrifty's shopping centre, Starbucks, Costco, and 2 blocks from the new hospital. "The Hawthorne, a popular open concept of 1,579 sf, 2 BD/ 2 BA plus den, 9' ceilings and Great room w/ natural gas ledgestone fireplace w/ floating slate hearth. This bright, spacious unit enjoys SW exposure, and covered west facing back patio w/ BBQ hook up, stunning kitchen design w/ ivory lacquered cabinets, s/s appliances & contrasting quartz counter tops, central island w/ seating for great entertaining, and butler's pantry. Gorgeous oak plank wire brush finished flooring throughout (no carpet), luxurious ensuite w/ heating flooring, level & accessible fully tiled frameless glass shower, double sinks, quartz counters. H/W on demand, dbl garage.

