



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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Address: 2932 Royal Vista Way Unit:		MLS@: 452181 Status: Active	List Price: \$1,150,000
Area: Zone 2- Comox Valley		Taxes: \$3,013 For Year: 2018	Sale Price:
Sub Area: Z2 Crown Isle City: Courtenay		PID#: 017-716-527 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Z. Type: CD-1B	Possession: TBA
		Zone Jurisdiction: Courtenay, City of	Title To Land: Freehold
Style: 2 Storey-Main Lev Ent Year Built: 2018	Sub/Complex: Crown Isle Golf Resort	Exterior: Stone, Hardi Plank	
Bedrooms: 3 Frontage:	Bedrooms: 3 Depth:	Roof: Tile	
Bathrooms: 3 Sqft: 9,148	Age: 1 Acres: 0.21	Insulation: Walls:Yes Ceil:Yes	
Ensuite: 2		Construction: Frame	
Basement: Crawl		Flooring: Ceramic Tile, Wood	
Bsmt Dev:		Foundation: Yes	
		# Fireplaces: 1	
		Fireplace Types: Natural Gas	
Fuel: Electric		Parking Access:	Elementary: VALLEY VIEW
Heating: Heat Pump		Parking Spaces:	Middle:
Aircondition:		Parking: Garage - Double	Secondary: MARK R ISFELD
Water: Municipal Sewer: Connected		Outdoor Area:	
Room Sizes rounded to nearest ft	Stores:	Levels of Suite:	Units in Bldg:
Finished Area: 2,626 Total Area.: 2,626	Strata Fee:	Display Suite #:	Units in Project:
Floors	Down	Main	Up
Total SqFt		2,092	534
Great Room		23'9x21'8	
Dining Room		14'6x11	
Kitchen		9'8x12'10	
Kitchen		9'5x9'5	
Master		17'11x14'11	
Bedroom		10'6x11'4	18'4x21'7
Den		11'11x13'11	
Laundry/Uti		11'9x7'1	
Entrance		7'6x10'5	
Ensuite		5pc	3pc
Bathroom		3pc	
Legal:	LT 70 BLK 72 COMOX DISTRICT PL VIP 53936		
Restrictions:			
Amenities:	Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry		
Site Influences:	Central location, Easy Access, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Golf Course Dev, Recreation Nearby, Level Lot, Underground Services, Marina Nearby		
Chattels	INCL; 2 FRIDGES, 2 STOVES, DISHWASHER, MICROWAVE, W/D, HOT TUB		
Mortgage:			
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Expansive views of Mt Washington and the 10th fairway of Crown Isle's platinum rated golf course, from the upper deck of this stunning new home. Only 6 months old and no GST, this home showcases quality workmanship and a high level of finishing details and millwork. A builder's own home, 2,626 sf, 3 BD/ 3 BA plus den, offers an open concept floor plan, bonus room with wet bar, 3 pce bath and lounging deck on the upper level. The main kitchen is complete with s/s appliances, potfiller, 36" gas cooktop, stunning quartz counters, coordinating backsplash and waterfall styled central island. The adjacent 'spice' kitchen is a fantastic addition for those with a culinary flare. Floor to ceiling ledgestone rockwork, contemporary horizontal fireplace and coffered ceilings add to the splendour of the great room. A covered patio w/ access from the dining room and master bedroom, lead to hot tub & large yard with a peek a boo view to the golf course. Central crawl space 5'5", 3 car garage.

