



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Cx)

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|--|---------------------------|--|---|--------------------------------|
| Address: 3399 Crown Isle Drive Unit: 277 | | MLS@: 451331 | Status: Active | List Price: \$639,000 |
| Area: Zone 2- Comox Valley | | Taxes: \$3,993 | For Year: 2018 | Sale Price: |
| Sub Area: Z2 Crown Isle City: Courtenay | | PID#: 026-961-695 | Zoning: Multi-Family | Sale Date: |
| Type: Condo/Strata Cross St.: | | Tax Roll#: | Z. Type: CD1-B | Possession: |
| | | Zone Jurisdiction: Courtenay, City of | | Title To Land: Freehold |
| Style: Patio Home | Year Built: 2004 | Exterior: Wood | | |
| Sub/Complex: Britannia Place | | Roof: Shake | | |
| Bedrooms: 2 | Frontage: | Insulation: Walls:Yes Ceil:Yes | | |
| Bathrooms: 2 | Depth: | Construction: Frame | | |
| Ensuite: 1 | Sqft: | Flooring: Wall to Wall Carpet, Ceramic Tile | | |
| Age: 15 | Acres: | Foundation: Yes | | |
| Basement: Crawl | | # Fireplaces: 1 | | |
| Bsmt Dev: | | Fireplace Types: Natural Gas | | |
| Fuel: Natural Gas | | Parking Access: | Elementary: K - 7 VALLEY VIEW | |
| Heating: Heat Pump | | Parking Spaces: | Middle: | |
| Aircondition: | | Parking: Garage - Double | Secondary: 8 - 12 MARK R. ISFELD | |
| Water: Municipal | Sewer: Connected | Outdoor Area: One Patio | | |
| Room Sizes rounded to nearest ft | | Storeys: | Levels of Suite: | Units in Bldg: |
| Finished Area: 1,774 | Total Area.: 1,774 | Strata Fee: \$375 | Display Suite #: | Units in Project: |
| Floors | Down | Main | Up | Other |
| Total SqFt | | 1,774 | | |
| Great Room | | 16'4x14 | | |
| Dining Room | | 16'4x10'4 | | |
| Kitchen | | 12'1x11'8 | | |
| Eating Nook | | 12'1x11'10 | | |
| Master | | 13'9x12'9 | | |
| Bedroom | | 12'1x10'9 | | |
| Den | | 10'10x15'7 | | |
| Entrance | | 7'2x10'7 | | |
| Laundry/Utli | | 8'2x5'2 | | |
| Ensuite | | 4pc | | |
| Bathroom | | 4pc | | |
| Legal: | | SL 24,BLK 72, CD, SP, VIS6195 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM V | | |
| Restrictions: | | | | |
| Amenities: | | Wheelchair Access, Security System, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Sprinkler System | | |
| Site Influences: | | Central location, Easy Access, Southern Exp, Low Maint Yard, Shopping Nearby, Golf Course Dev, Recreation Nearby, Quiet Area, Level Lot, Underground Services | | |
| Chattels | | NOT INC: D/R LIGHT INC: FRIDGE,STOVE,DISHWASHER,MICRO/FAN, WASHER,DRYER | | |
| Mortgage: | | | | |
| Listing Office: | | RE/MAX Ocean Pacific Realty (Cx) | | |

Nestled near the 12th hole of the prestigious Crown Isle Golf Resort, this gated community offers a spacious, low maintenance one level luxury patio home in a very well-run strata. Architecturally designed, with 1,774 sq ft of fine finishing, this lovely home offers a den and 2 large bedrooms, incl. master walk-in closet, ensuite w/ quartz counters, double sinks, and sliding door access to one of the 3 outdoor patio spaces. The open plan Great Room boasts 11' stepped ceilings, gas fireplace & access to the landscaped patio. The gourmet kitchen has been upgraded w/ s/s appliances - 5 yrs old, induction stove, ivory quartz countertops, stunning backsplash, sink, faucet & lighting. Bright breakfast room shares easy access to the great entertaining patio space, w/ BBQ hook up. Large bright den/library offers a view of the private front yard w/ fantastic south exposure, an ideal place to sit and relax!. High efficiency gas furnace & Trane heat pump, H/W tank 2016. Heated tile floors.



277 - 3399 CROWN ISLE DRIVE



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VIC FLOOR PLANS
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Measurements on the plans are intended for informational purposes only and should be verified