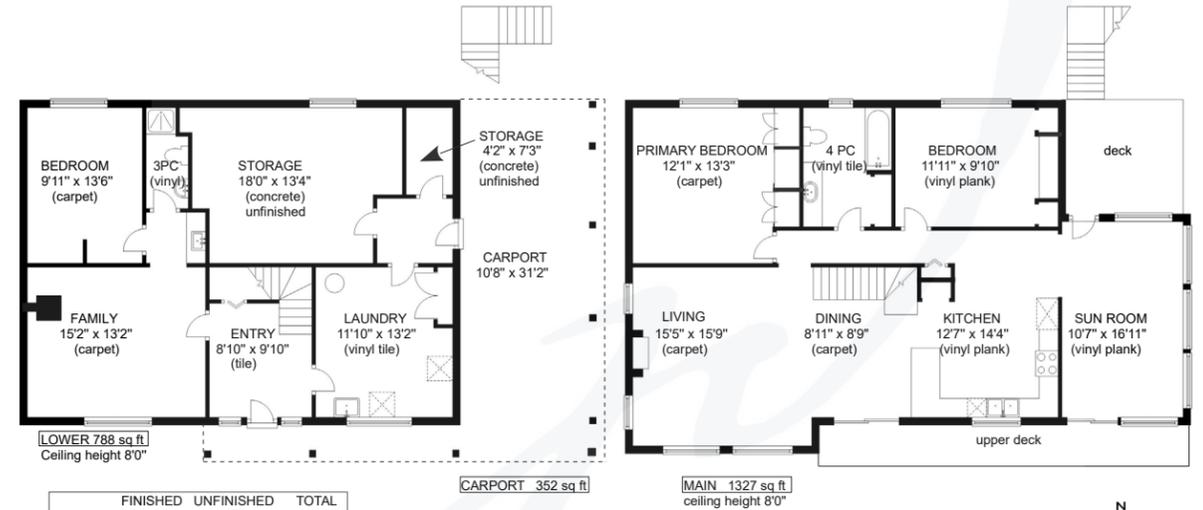




2178 Wallace Avenue



2178 WALLACE AVENUE



	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
LOWER	788	282	1070
TOTAL	2115	282	2397

	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	1327	0	1327
TOTAL	2115	282	2397

	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
CARPOT	0	352	352

jane DENHAM
PERSONAL REAL ESTATE CORPORATION

Prepared for the exclusive use of Jane Denham
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Measurements on the plans are intended for visual reference purposes only and should be verified

Clearview Floor Plans
250 - 331 - 2564

Serene West Coast Views...

Serene West Coast views of the Beaufort Mountain Range and the Strait of Georgia. This bright, spacious home is located within walking distance to beach access and the amenities of the quaint seaside community of Comox. Meticulously maintained and thoughtfully updated, this home of 3 BD/ 2 BA, 2,397sf offers an in-law suite or primary bedroom with ensuite on the entry level, adjacent family room is ideal as a self-contained space for teens or elders. Upstairs, the renovated kitchen w/ modern grey & white tones, new cabinets, countertops, vinyl plank flooring & skylights, opens to the dining and living room spaces, sharing a cozy gas fireplace and the views! The sunroom is the perfect place to gather for music, reading, painting or just relaxing into the views, with easy access to the front deck and the back deck w/ new stairs leading to the private, fenced yard w/ mature hedging. A large laundry/sewing room, & a huge storage room for bikes & toys could be finished. RV parking.



2178 Wallace Avenue | Listed at \$850,000

MLS #: 905954 | 3 Bedrooms | 2 Bathrooms

Fin. SqFt: 2,115

Unfin. SqFt: 282

Total SqFt: 2,397

Lot Size: 0.20 acres

Year Built: 1988

Zoning: R1.1

Please use the link below for property photos & virtual tour:

<https://www.janedenham.com/property/2178-wallace-avenue/>



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