



# MASON WALKER

Personal Real Estate Corporation  
www.masonwalker.ca 250-702-7061

## 2719 MARYPORT Ave. CUMBERLAND



Classic turn of the century heritage home - lovingly renovated and cared for inside and out!



Ocean Pacific Realty, Inc. owned/operated, 2230 Cliffe Ave. Courtenay, BC 250.334.9900



## A little more about 2719 Maryport Ave ...

The kitchen was renovated in approximately 2010 and was just professionally repainted this year.

Major updates were completed on the exterior of the home in 2017 including a brand new deck, replacing of shingles on the back side of home, and a complete repainting of exterior.

The roof and hot water tank were replaced in 2010.

The basement was finished in 2010 with double insulated floors, walls, and ceiling.

The home still features original fir floors and wood bannister from 1895.





This Listing Information has been provided to you by:

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

2230a Cliffe Ave., Courtenay  
 Office Phone: (250) 334-9900  
 Office Fax: (250) 334-9955



**Mason Walker\***  
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Address: <b>2719 Maryport Ave</b>		Unit:	MLS®: <b>437048</b>	Status: <b>Active (Unapr)</b>	List Price: <b>\$539,900</b>
Area: <b>Zone 2- Comox Valley</b>		City: <b>Cumberland</b>	Taxes: <b>\$2,037</b>	For Year: <b>2017</b>	Sale Price:
Sub Area: <b>Z2 Cumberland</b>		Cross St.:	PID#: <b>000734730</b>	Zoning: <b>Single Family</b>	Sale Date:
Type: <b>Single Family</b>			Tax Roll#:	Z. Type: <b>R1</b>	Possession:
			Zone Jurisdiction: <b>Cumberland, Village</b>		Title To Land: <b>Freehold</b>
Style: <b>M Lev Bsmt &amp; 2nd</b>	Year Built: <b>1895</b>	Exterior: <b>Wood</b>	Roof: <b>Fiberglass Shingle</b>	Walls: <b>Yes</b>	Ceil: <b>Yes</b>
Sub/Complex:	Frontage:	Insulation:	Construction: <b>Frame</b>	Flooring: <b>Mixed, Wood</b>	
Bedrooms: <b>3</b>	Depth:	# Fireplaces: <b>1</b>	Fireplace Types: <b>Natural Gas</b>		
Bathrooms: <b>3</b>	Sqft: <b>3,615</b>				
Ensuite:	Acres: <b>0.08</b>				
Age: <b>123</b>					
Basement: <b>Not Full Height</b>					
Bsmt Dev: <b>Fully Finished</b>					
Fuel: <b>Electric</b>	Heating: <b>Baseboard</b>	Parking Access:	Parking Spaces:	Parking: <b>Open</b>	Elementary: <b>CUMBERLAND</b>
Aircondition:	Water: <b>Municipal</b>	Sewer: <b>Connected</b>	Outdoor Area:		Middle: <b>CUMBERLAND</b>
					Secondary: <b>VANIER</b>
Room Sizes rounded to nearest ft	Finished Area: <b>1,410</b>	Total Area.: <b>2,138</b>	Stores:	Levels of Suite:	Units in Bldg:
			Strata Fee:	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other	Laundry:
Total SqFt	<b>728</b>	<b>810</b>	<b>600</b>		
Entrance		8'2x5			Legal: <b>WESTERLY 1/2 OF LT 10, BLOCK 5, DL 21, NELSON DISTRICT, PLAN 522</b>
Living Room		12'8x12'3			Restrictions:
Dining Room		15'10x13'5			Amenities: <b>Garden Area, Wkshop-Detached, Main Level Entry, Fully Fenced</b>
Kitchen		12x11'5			Site Influences: <b>Central location, Family Oriented, View - Mountain, Low Maint Yard, Shopping Nearby, Recreation Nearby</b>
Bathroom	2pc	4pc	2pc		Chattels: <b>INC: FRIDGE, STOVE, DW, WASHER, DRYER</b>
Master Bedroom		11'10x11'4			Mortgage:
Bedroom		11'9x9'8			Listing Office: <b>RE/MAX Ocean Pacific Realty (Crtny)</b>
Bedroom		9'3x7'6			
Rec Room	37'10x18				

Classic turn of the century heritage home - lovingly renovated and cared for inside and out. Much bigger than it appears, this 2100 square foot home has plenty of charm on all three floors. The inviting interior is graced with warm original old growth fir floors, 9' ceilings, and elegant detailing throughout. The modern kitchen opens up to the sunny back deck where you can enjoy mountain views over the nearby Cumberland Forest. The quaint back yard has room to play as well as a small detached shop with lane access. On the fully finished lower floor of the home (under height) you'll find a ton of rec space, all of which has been well insulated for comfort. Heating can be done very economically with the centrally located natural gas fireplace. A fresh professional paint job on the exterior plus a roof that's 8 years young help make this solid character home a strong investment, and a beautiful place to live.

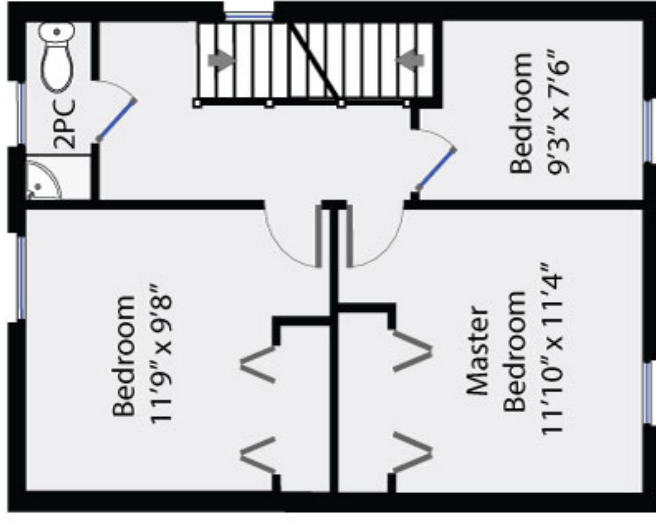
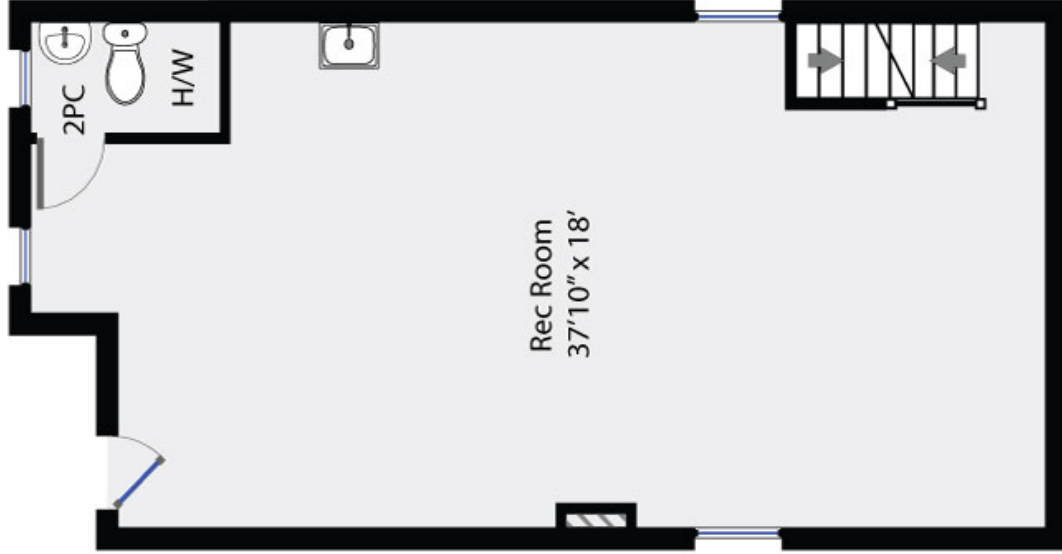
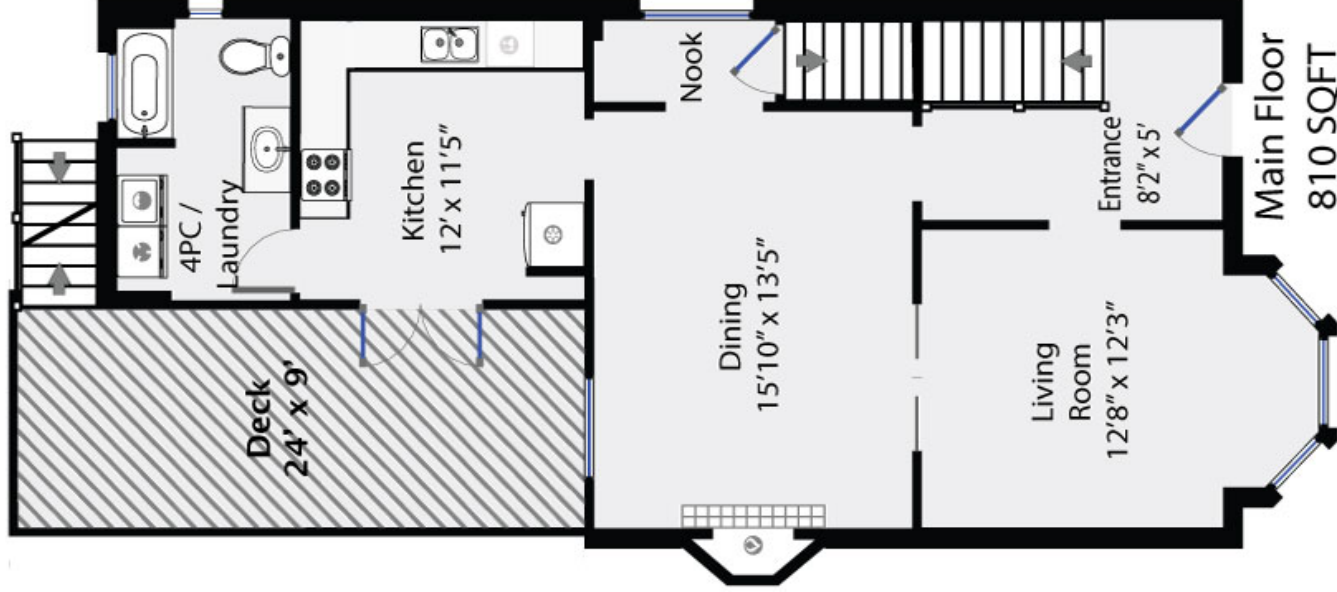


# 2719 Maryport

## Avenue

Total Square Footage 2,138 SQFT

Total Finished Square Footage 1,410 SQFT



PREPARED FOR EXCLUSIVE USE OF MASON WALKER  
MEASUREMENTS ON PLANS ARE INTENDED FOR VISUAL  
REFERENCE ONLY AND SHOULD BE VERIFIED.  
ALL AREA SQFT TOTALS ARE INCLUSIVE OF EXTERIOR WALLS.  
ALL INTERIOR DIMENSIONS ARE FROM INTERIOR WALLS.