



MASON WALKER
Personal Real Estate Corporation
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2563 Kendal Ave. CUMBERLAND



Modern rancher only 4 years young located in a prime
Cumberland neighbourhood.



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



A little more about 2563 Kendal Ave ...

Uniquely set up for urban farming - gardens are ready for fall harvest, move in and eat. Back yard with chicken coop can facilitate eggs for days.

Comes with gated dog run with galvanized fence under gravel to prevent digging.

The driveway has been widened and accomodates 3 / 4 parking spots with room for a trailer.


Core landscaping, CORE Path for the tea time patio in the front (*durable weed-free eco-friendly landscape engineering with added benefit of improved storm water management*)

Gas stove / oven / BBQ hook up

Laminate flooring through out the house

6 years remaining on new home warranty



	2563 KENDAL AVE		MLS® 439987	
	Zone	Zone 2- Comox Valley	Listing Status	Active (Unapproved)
	Sub Area	Z2 Cumberland	Title Possession	Freehold
	City	CUMBERLAND		AUG 15
	Sub/Complex			
	Cross Street			
	Property Type	Single Family		
	Style	Rancher		
	Taxes	\$2,892 (2017)	Current Price	\$539,900
	PID#	028932293	Sale Price	
	Age		Date Sold	
	Year Built	2014		
	Postal Code	V0R 1S0		
	Zoning	Single Family R2		
	Zoning Jurisdiction	Cumberland, Village of		

INTERIOR		STYLE		FEATURES	
Bedrooms	3	Exterior Finish	Vinyl	Insulation	Walls:Yes Ceil:No
Bathrooms	2	Roof	Fiberglass Shingle	Fuel	Electric
Ensuite	1	Construction	Frame	Heating	Baseboard
# of Fireplaces	1	Foundation	Yes	Water	Municipal
Fireplace Types	Natural Gas	Flooring	Laminate	Sewer	Connected
Basement Type	Crawl	Bsmt Devel			
Chattels	INC: FRIDGE, STOVE, DW, WASHER, DRYER				
Amenities	Garden Area, Thermal Windows, Main Level Entry, Fully Fenced				

COMPLEX INFORMATION				
Strata Fee	Units in Bldg	Stores	Laundry	
Display Suite#	Units Projects	Levels of Suite	Air Cond.	
Fee Incl		# Covered Parking Spaces		
Outdoor Area				
Access By				
Shared Amenities				

# of Rooms 9 (Total Sqft: 1,491)					FLOOR AREA (sqft)	
	Down	Main	Up	Other	Finished	Unfinished
Entrance		9'10x7'6			1,491	
Living Room		17'5x13			Downstairs	Main Level
Kitchen		11'8x11'8			Upper Level	Other
Dining Room		13'2x11'8			EXTERIOR FEATURES	
Master Bedroom		14x13'5			Lot Width	Lot Acres
Ensuite		3pc			Lot Depth	Lot Size
Bedroom		12'5x11'8			Lot Shape	0.137
Bedroom		10'7x9'8			Parking Type	5,968
Bathroom		4pc			Site Influences	Garage - Double
Laundry/Utli		8'2x6				Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Underground Services
Garage		20'6x18'11			Elementary	
					Middle	
					Secondary	
					Legal Description	LOT 17 DISTRICT LOT 24 NELSON DISTRICT PLAN EPP20118
					Restrictions	
					Mortgage Info	Tax Roll Number
					Listed By	RE/MAX Ocean Pacific Realty (Crtny)

Modern rancher only 4 years young located in a prime Cumberland neighbourhood. Uniquely set up for urban farming, this property has been utilized to the fullest with veggie garden beds producing in both the back and front yards. Inside, the open concept living space is highlighted by a high end kitchen with stainless steel appliances, gas stove, and maple shaker cabinets. The master bedroom is an impressive size and boasts an ensuite plus walk-in closet. Utility bills are kept low with an efficient gas fireplace easily heating the entire home. Topping off this package is a full crawl space for storage and a double garage. Nicely situated in an area of quality homes, the historic downtown Cumberland and all of its outdoor recreation are just a walk or bike ride away.



This listing information is provided to you by:

MASON WALKER* - Representative

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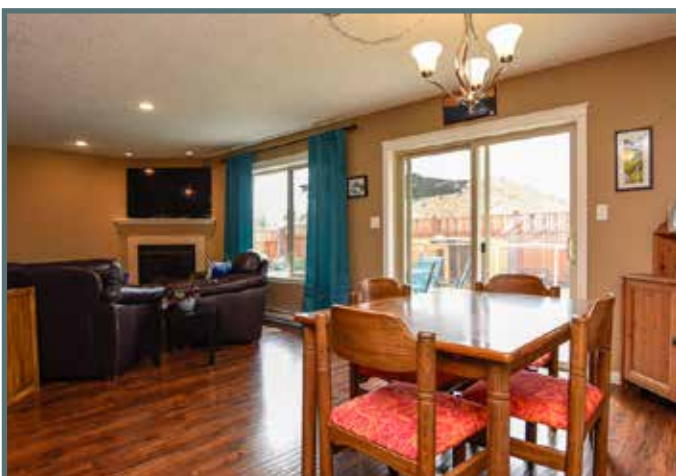
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2230A CLIFFE AVE. COURTENAY V9N 2L4

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

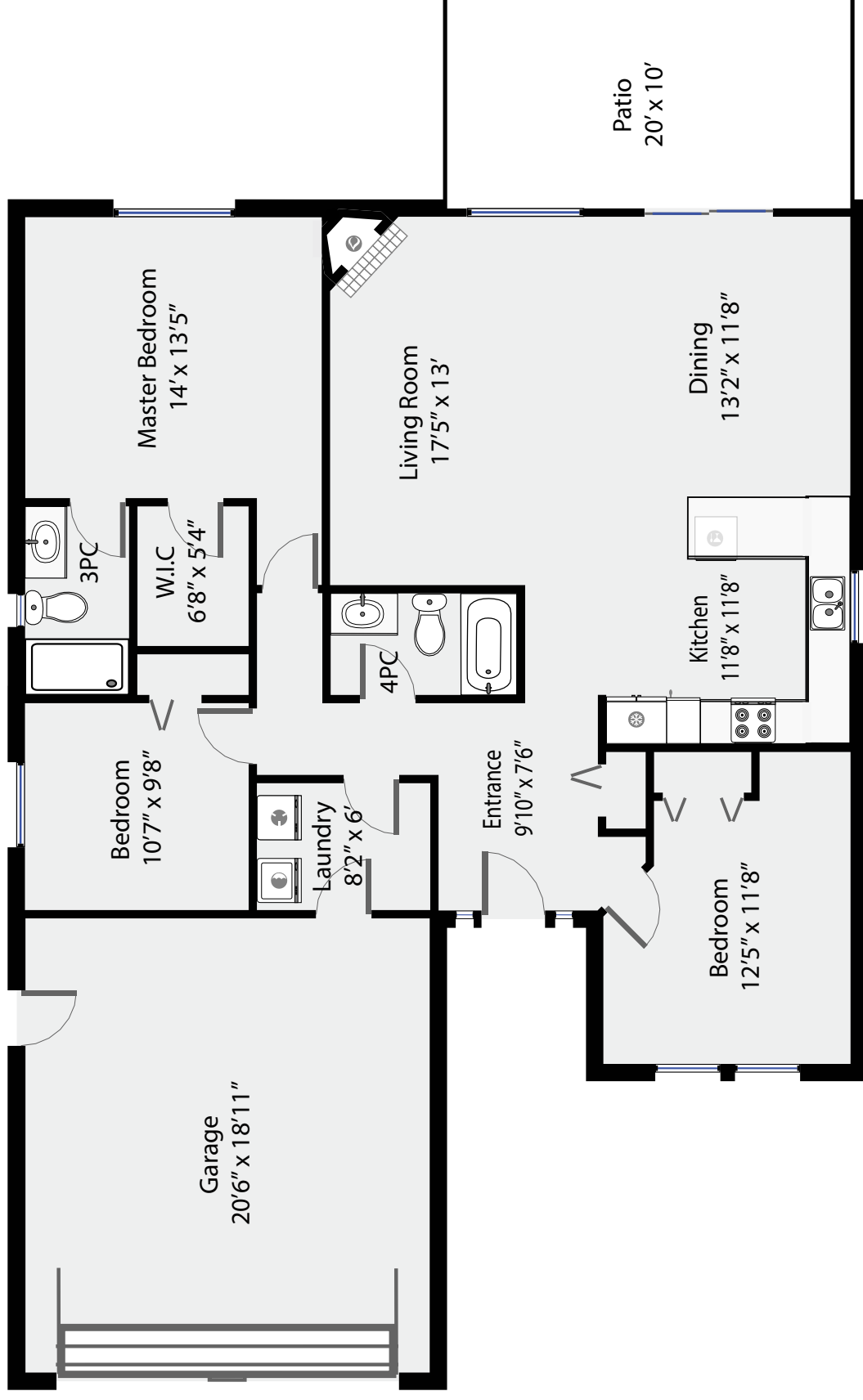
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 14,2018.





2563 Kendal Avenue

Total Square Footage 1,491 SQFT



7.3 R-2—Small Lot Residential Zone

1. Principal Uses		<i>Single family dwelling</i>	
2. Accessory Uses		<i>Accessory buildings and structures</i> <i>Home occupation</i> <i>Market garden</i> <i>Secondary suite</i> <i>Urban agriculture</i>	
3. Lots Created by Subdivision	Area, minimum		450.0square metres (4,843.9square feet)
	Frontage, minimum		15.0metres (49.2feet)
4. Density	<i>Principal buildings or uses per lot, maximum</i>		<i>One single family dwelling</i>
	<i>Accessory buildings or uses per lot, maximum</i>		<i>One secondary suite</i>
	<i>Building GFA, maximum</i>		<i>Accessory buildings shall have a combined Floor Area no greater than 50.0square metres (538.2square feet).</i>
5. Lot Coverage	Coverage, maximum		35%
6. Principal Buildings and Structures	Setbacks, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End • R-2