



MASON WALKER

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

2563 Kendal Ave. CUMBERLAND



Modern rancher with a touch of country charm, less than 4 years old located in a prime Cumberland neighbourhood.



Ocean Pacific Realty, Inc. 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 throughout the house

6 years remaining on new home warranty





This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

2230a Cliffe Ave., Courtenay
 Office Phone: (250) 334-9900
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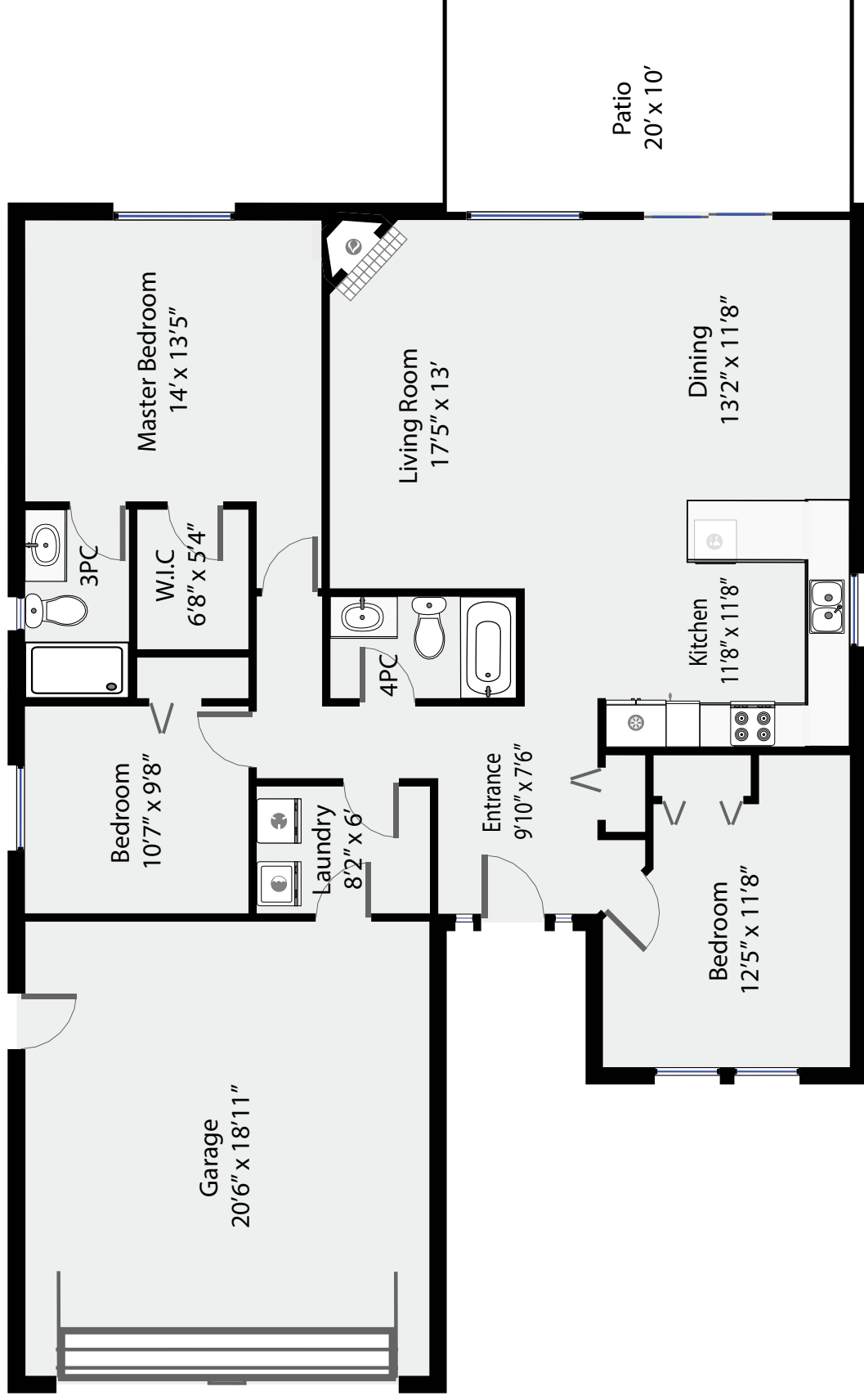
Address: 2563 Kendal Ave		Unit:	MLS®: 439987	Status: Active	List Price: \$499,900
Area: Zone 2- Comox Valley			Taxes: \$2,892	For Year: 2017	Sale Price:
Sub Area: Z2 Cumberland		City: Cumberland	PID#: 028932293	Zoning: Single Family	Sale Date:
Type: Single Family		Cross St.:	Tax Roll#:	Z. Type: R2	Possession: AUG 15
			Zone Jurisdiction: Cumberland, Village		Title To Land: Freehold
Style: Rancher	Year Built: 2014	Exterior: Vinyl			
Sub/Complex:	Frontage:	Roof: Fiberglass Shingle			
Bedrooms: 3	Depth:	Insulation: Walls:Yes Ceil:No			
Bathrooms: 2	Sqft: 5,968	Construction: Frame			
Ensuite: 1	Acres: 0.14	Flooring: Laminate			
Age: 4		Foundation: Yes			
Basement: Crawl		# Fireplaces: 1			
Bsmt Dev:		Fireplace Types: Natural Gas			
Fuel: Electric		Parking Access:		Elementary:	
Heating: Baseboard		Parking Spaces:		Middle:	
Aircondition:		Parking: Garage - Double		Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area:			
Room Sizes rounded to nearest ft			Stores:	Levels of Suite:	Units in Bldg:
Finished Area: 1,491		Total Area.: 1,491	Strata Fee:	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other	Laundry:
Total SqFt		1,491			
Entrance		9'10x7'6			Legal: LOT 17 DISTRICT LOT 24 NELSON DISTRICT PLAN EPP20118
Living Room		17'5x13			Restrictions:
Kitchen		11'8x11'8			Amenities: Garden Area, Thermal Windows, Main Level Entry, Fully Fenced
Dining Room		13'2x11'8			Site Influences: Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Underground Services
Master		14x13'5			Chattels INC: FRIDGE, STOVE, DW, WASHER, DRYER
Ensuite		3pc			Mortgage:
Bedroom		12'5x11'8			Listing Office: RE/MAX Ocean Pacific Realty (Crtny)
Bedroom		10'7x9'8			
Bathroom		4pc			
Laundry/Uti		8'2x6			
Garage		20'6x18'11			

Modern rancher with a touch of country charm, less than 4 years old located in a prime Cumberland neighbourhood. A unique front yard utilizes the open space with raised garden beds. In the fenced back yard, raised vegetable beds and a perennial garden provide the serenity and privacy of country living right outside your patio door. A sturdy hutch with a large pen is ready for chickens, or can be used for other furry family members. Inside, the open concept living space is highlighted by a high end kitchen with stainless steel appliances including a gas stove, and maple shaker cabinets. The impressive master bedroom 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 heated double garage. Conveniently 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.



2563 Kendal Avenue

Total Square Footage 1,491 SQFT



PREPARED FOR

MASON WALKER



Swift Home Tours
250-218-5671

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.

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	<i>Setbacks, Minimum</i>	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	<i>Setbacks, minimum</i>	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