



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, 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 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
Office Fax: (250) 334-9955



Mason Walker*

(250) 702-7061
masonwalker@remax.net
www.masonwalker.ca

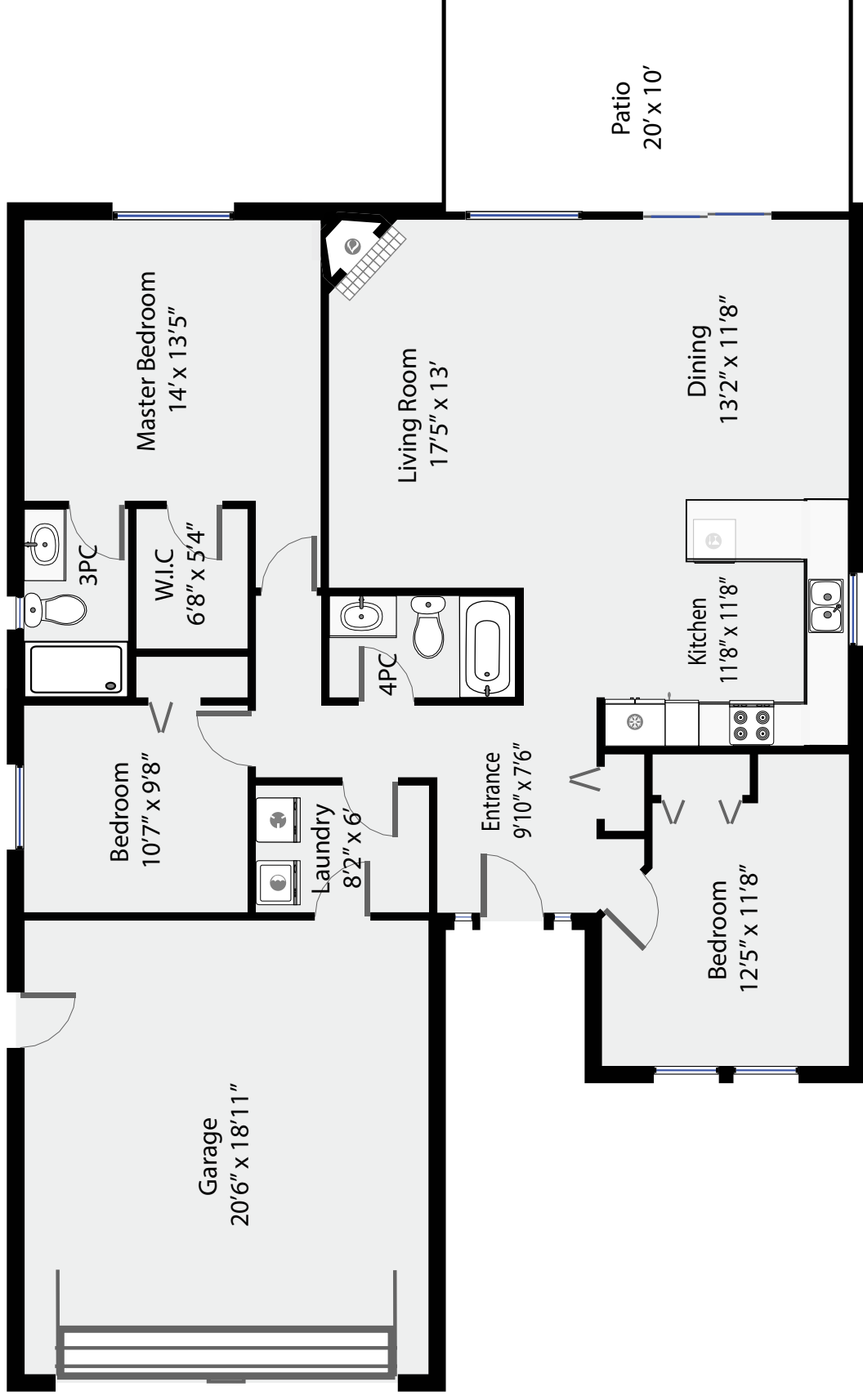
Address: 2563 Kendal Ave		Unit:	MLS®: 439987		Status: Active	List Price: \$525,000		
Area: Zone 2- Comox Valley			Taxes: \$2,892		For Year: 2017	Sale Price:		
Sub Area: 22 Cumberland		City: Cumberland	PID#: 028932293		Zoning: Single Family	Sale Date:		
Type: Single Family		Cross St.:	Tax Roll#:		Z. Type: R2	Possession: AUG 15		
			Zone Jurisdiction: Cumberland, Village		Title To Land: Freehold			
Style: Rancher		Year Built: 2014	Exterior: Vinyl					
Sub/Complex:			Roof: Fiberglass Shingle					
Bedrooms: 3		Frontage:	Insulation: Walls:Yes Ceil:No					
Bathrooms: 2		Depth:	Construction: Frame					
Ensuite: 1		Sqft: 5,968	Flooring: Laminate					
Age: 4		Acres: 0.14	Foundation: Yes					
Basement: Crawl			# Fireplaces: 1					
Bsmt Dev:			Fireplace Types: Natural Gas					
Fuel: Electric		Sewer: Connected		Parking Access:		Elementary:		
Heating: Baseboard				Parking Spaces:		Middle:		
Aircondition:				Parking: Garage - Double		Secondary:		
Water: Municipal				Outdoor Area:				
Room Sizes rounded to nearest ft					Stores:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 1,491					Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: 1,491					Strata Fee Incl:			
Floors	Down	Main	Up	Other	Shared Amenities:			
Total SqFt		1,491			Strata Info:			
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



7.3 R-2—Small Lot Residential Zone

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

End • R-2