



MASON WALKER

Personal Real Estate Corporation

www.masonwalker.ca 250-702-7061

527 PRITCHARD Rd. COMOX



Solid Comox house in an excellent neighbourhood ready for your renovations.



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



A little more about 527 Pritchard Rd. ...


Over 1630 square feet

Single car garage with extra space for a workshop

Great central location

Lots of opportunity for positive return on investment



	527 PRITCHARD ROAD		MLS® 439808	
	Zone	Zone 2- Comox Valley	Listing Status	Active (Unapproved)
Sub Area	Z2 Comox (Town of)	Title	Freehold	
City	COMOX	Possession	IMMEDIATE	
Sub/Complex	Noel	Current Price	\$389,900	
Cross Street	Single Family	Sale Price		
Property Type	2 Storey-Main Lev Ent	Date Sold		
Style	\$3,044 (2017)			
Taxes	000155411			
PID#	1979			
Age	V9M 3H9			
Year Built	Single Family R1.1			
Postal Code	Comox, Town of			
Zoning				
Zoning Jurisdiction				

INTERIOR		STYLE		FEATURES	
Bedrooms	3	Exterior Finish	Aluminum	Insulation	Walls:Yes Ceil:Yes
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric
Ensuite		Construction	Frame	Heating	Baseboard
# of Fireplaces	1	Foundation	Yes	Water	Municipal
Fireplace Types	Woodstove	Flooring	Wall to Wall Carpet, Mixed	Sewer	Connected
Basement Type	Full	Bsmt Devel	Fully Finished		
Chattels	INC: FRIDGE, STOVE, DW, WASHER, DRYER				
Amenities	Main Level Entry				

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

# of Rooms 10 (Total Sqft: 1,632)					FLOOR AREA (sqft)			
	Down	Main	Up	Other	Finished	1,632	Unfinished	
Entrance	9'2x8				Downstairs	672	Main Level	960
Living Room		15'8x13			Upper Level		Other	
Dining Room		10x8			EXTERIOR FEATURES			
Kitchen		12'6x10			Lot Width		Lot Acres	0.182
Master Bedroom		13x10			Lot Depth		Lot Size	7,928
Bathroom		4pc			Lot Shape	rectangular		
Bedroom		9'8x8'1			Parking Type	Garage - Single		
Bedroom		9x8'3			Site Influences	Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Level Lot		
Family Room	15'8x11'5				Elementary			
Bathroom	2pc				Middle			
Laundry/Utli	20'10x6'6				Secondary			
Garage				23'4x11'8	Legal Description	LOT 9, SECTION 80, COMOX DIST, PLAN 32501		
					Restrictions			
					Mortgage Info		Tax Roll Number	
					Listed By	RE/MAX Ocean Pacific Realty (Crtny)		

Solid Comox house in an excellent neighbourhood ready for your renovations. This 3 bedroom 2 bathroom home has a lot to work with including over 1630 sq ft, a single garage with extra space for a workshop, good roof, durable aluminum siding, and a large sunny backyard. Inside the woodstove can keep the entire home heated throughout the winter. The location is very central - walking distance to good schools, Comox Rec Centre, parks, and downtown. Lots of opportunity here to get a nice return on your investment with some cosmetic upgrades!



This listing information is provided to you by:

MASON WALKER* - Representative

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

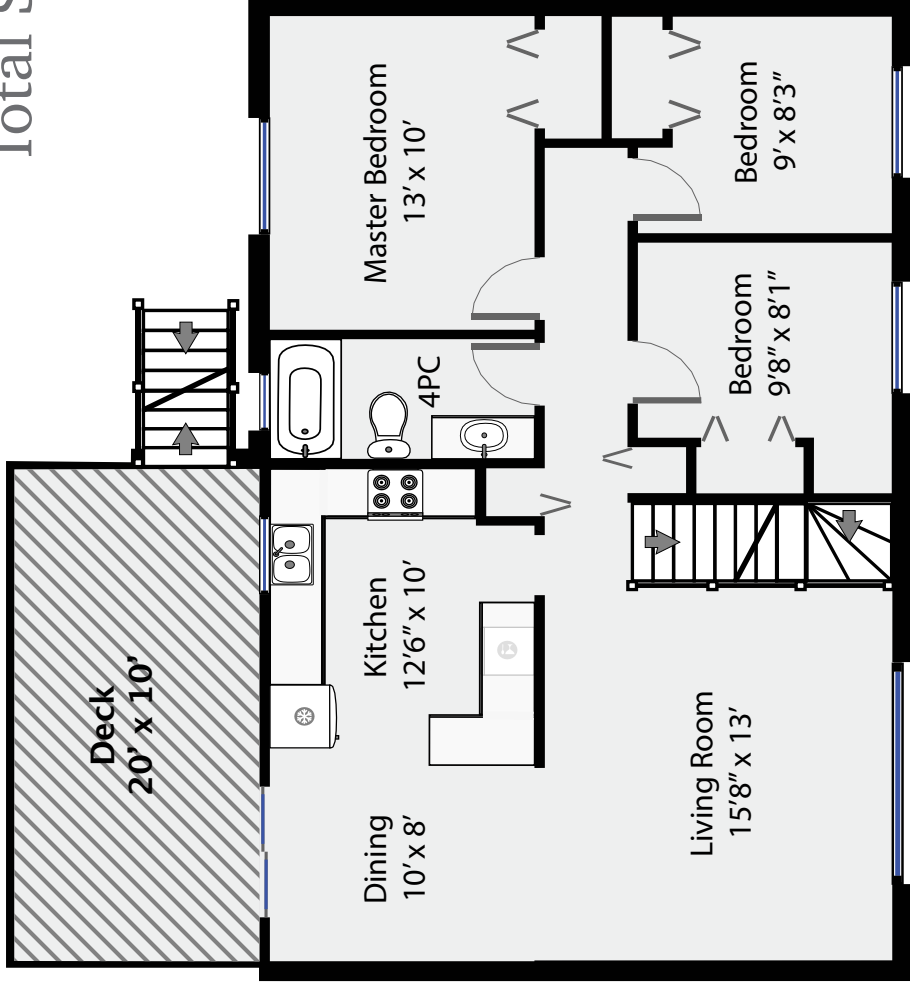
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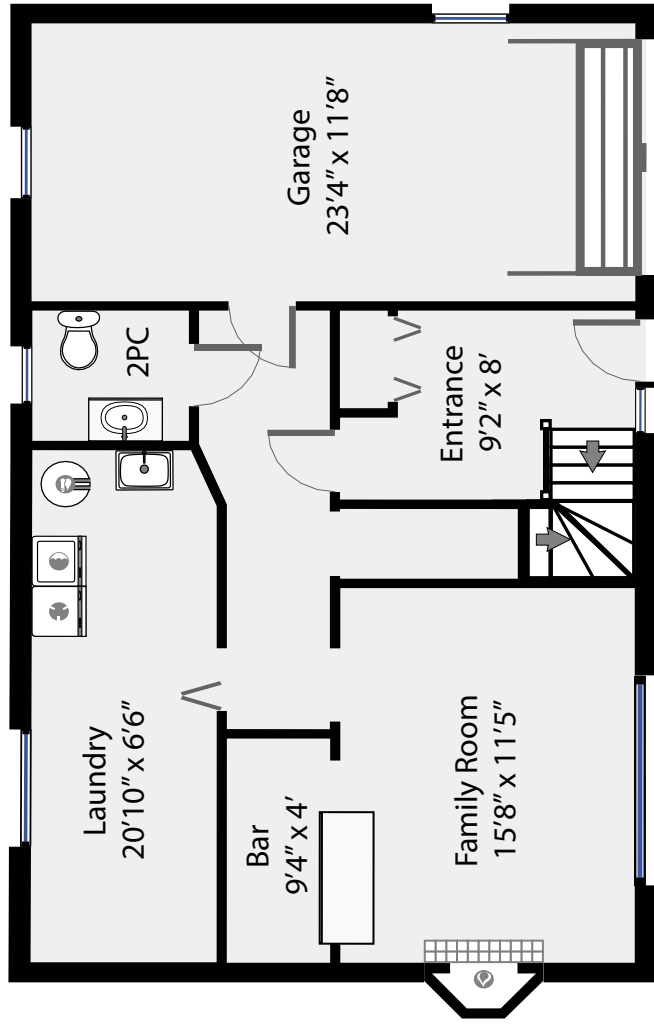


527 Pritchard Road

Total Square Footage 1,632 SQFT



Main Floor 960 SQFT



Ground Floor 672 SQFT

RE/MAX

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.