



MASON WALKER

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

774 STEWART Ave. COURTENAY



Charming character home on a large 0.26 acre property, just a short walk to downtown Courtenay.



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





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: 774 Stewart Ave		Unit:	MLS®: 440190	Status: Active (Unapr)	List Price: \$529,900
Area: Zone 2- Comox Valley			Taxes: \$3,428	For Year: 2017	Sale Price:
Sub Area: 22 Courtenay City		City: Courtenay	PID#: 004328418	Zoning: Duplex	Sale Date:
Type: Single Family		Cross St.: 5th St	Tax Roll#:	Z. Type: R2	Possession: IMMEDIATE
			Zone Jurisdiction: Courtenay, City of		Title To Land: Freehold
Style: M Lev Ent w/Bsmt	Year Built: 1947	Exterior: Stucco			
Sub/Complex:	Frontage:	Roof: Metal			
Bedrooms: 4	Depth:	Insulation: Walls:Unk Ceil:Yes			
Bathrooms: 2	Sqft: 11,586	Construction: Frame			
Ensuite:	Acres: 0.27	Flooring: Mixed, Wood			
Age: 71		Foundation: Yes			
Basement: Not Full Height		# Fireplaces: 1			
Bsmt Dev: Fully Finished		Fireplace Types: Woodstove			
Fuel: Natural Gas		Parking Access:	Elementary:		
Heating: Forced Air		Parking Spaces:	Middle:		
Aircondition:		Parking: Open	Secondary:		
Water: Municipal	Sewer: Connected	Outdoor Area:			
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 1,623		Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: 2,064		Strata Fee Incl:			
Floors	Down	Main	Up	Other	Shared Amenities:
Total SqFt	996	1,068			Strata Info:
Living Room		17'2x13'2			Legal: LOT 6, DISTRICT LOT 127, COMOX DISTRICT, PLAN 14948
Dining Room		11'2x10'5			Restrictions:
Kitchen		11'7x11'2			Amenities: Garden Area, RV Parking, Wkshop in House
Master		11'7x11'2			Site Influences: Central location, Shopping Nearby, Recreation Nearby, Landscaped
Bedroom	10'7x7'2	11'7x10'7			Chattels INC: FRIDGE, STOVE, WASHER, DRYER
Bathroom	3pc	4pc			Mortgage:
Bedroom	11'6x10'8				Listing Office: RE/MAX Ocean Pacific Realty (Crtny)
Laundry/Ut	7'8x6'1				
Storage	11'1x7'3				
Workshop	17'2x16'4				

Charming character home on a large 0.26 acre property, just a short walk to downtown Courtenay. Original fir floors, coved ceilings, gas furnace, and a newer efficient woodstove insert are some of the standout features here. The 4 bedrooms and 2 full bathrooms make this a comfortable family home and the attached workshop is a handy bonus. Outside you'll find a colourful and private yard with mature plants and over a quarter acre to roam! The standing seam metal roof was new in 2011. All of this and located on a friendly neighbourhood street just a stroll away from the Puntledge River, good schools, and Courtenay's historic downtown.



774 Stewart Avenue

Total Square Footage 2,064 SQFT

Total Finished Square Footage 1,623 SQFT



Main Floor 1,068 SQFT



Basement Total 996 SQFT
Finished 555 SQFT