



# MASON WALKER

Personal Real Estate Corporation

[www.masonwalker.ca](http://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, Ind. owned/operated, 2230 Cliffe Ave. Courtenay, BC 250.334.9900



# A little more about 774 Stewart Ave. ...







This Listing Information has been provided to you by:

**RE/MAX Ocean Pacific Realty (Crtny)**

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**Mason Walker\***

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

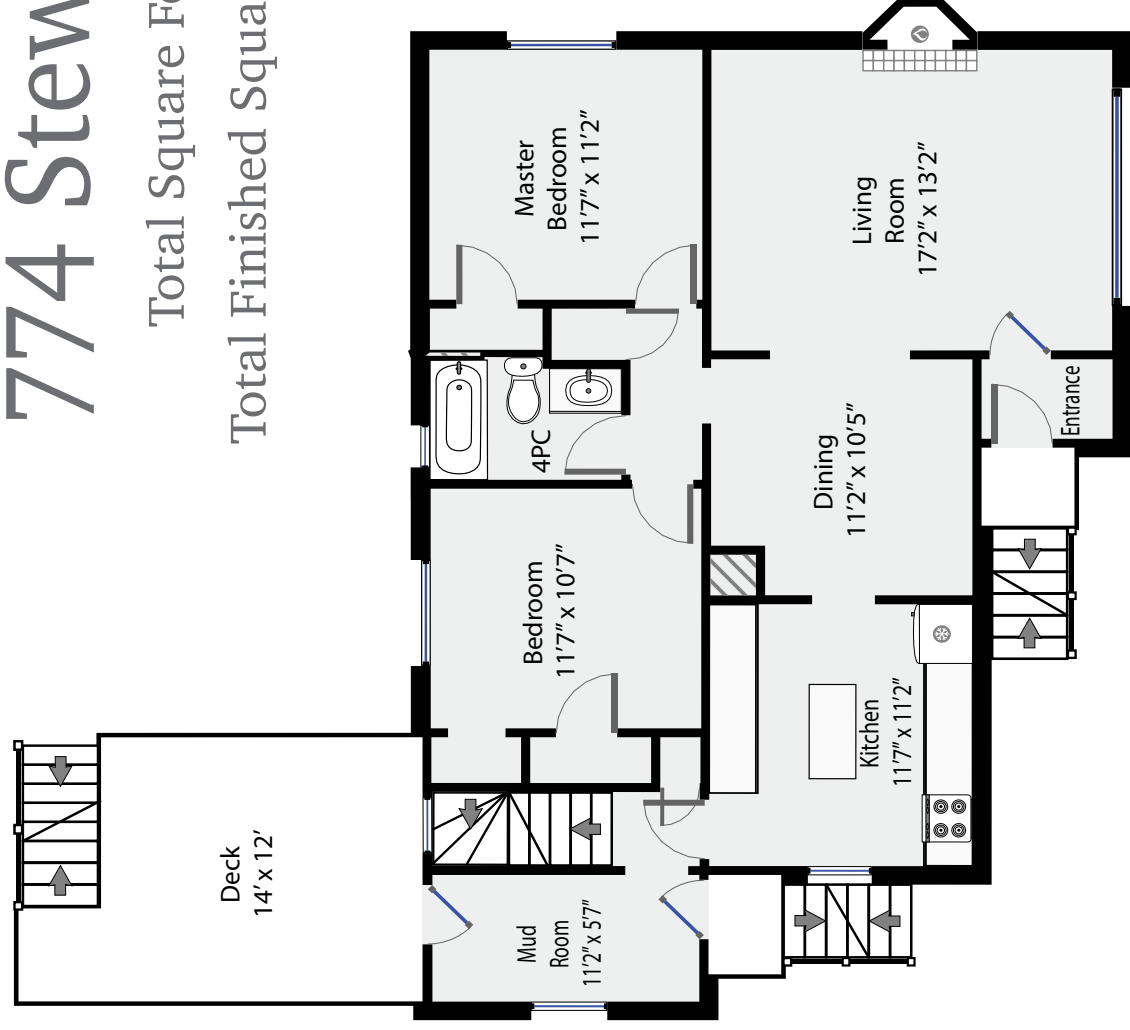
**Charming character home on a large 0.26 acre property, just a short walk to downtown Courtenay. Original fir floors, coved ceilings, gas furnace, and a newer efficient woodstove insert are some of the standout features here. The 4 bedrooms and 2 full bathrooms make this a comfortable family home and 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

