



MASON WALKER

Personal Real Estate Corporation
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76 Keeneland Ave. COURTENAY



Excellent location for this home in the popular Puntledge area of Courtenay.



Ocean Pacific Realty, Ind. 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)

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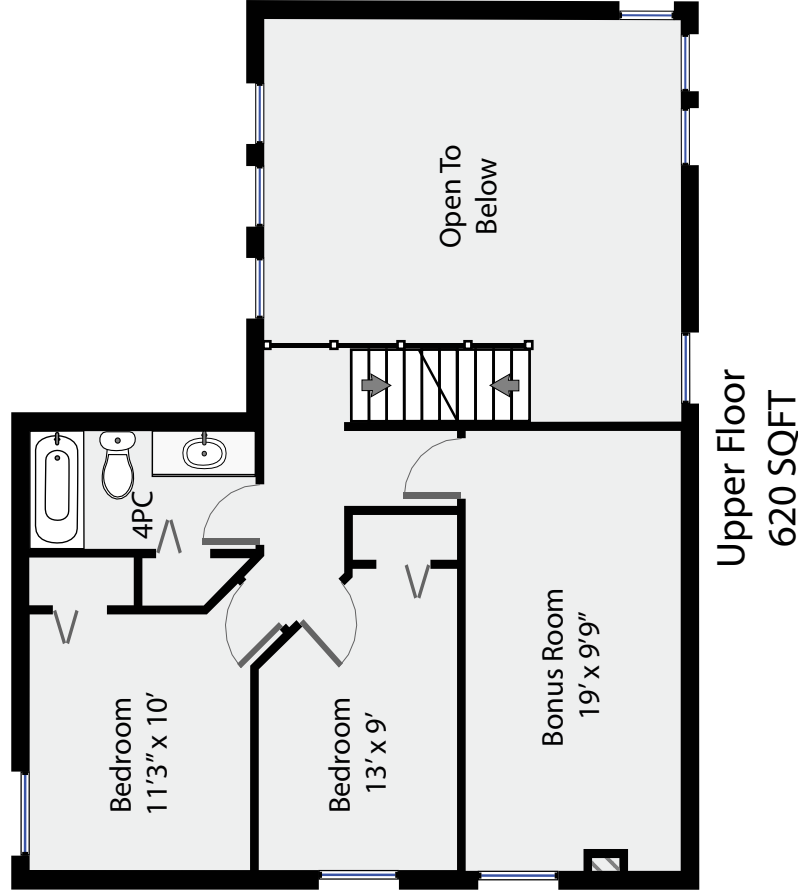
Address: 76 Keeneland Ave Area: Zone 2- Comox Valley Sub Area: 22 Courtenay City Type: Single Family		Unit: City: Courtenay Cross St.: 1st Street	MLS®: 441380 Taxes: \$3,965 PID#: 023028262 Tax Roll#: Zone Jurisdiction: Courtenay, City of	Status: Active For Year: 2017 Zoning: Single Family Z. Type: R1	List Price: \$489,900 Sale Price: Sale Date: Possession: Title To Land: Freehold		
Style: 2 Storey-Main Lev Ent Sub/Complex: Bedrooms: 3 Bathrooms: 2 Ensuite: 1 Age: 21 Basement: Crawl Bsmt Dev:		Year Built: 1997 Frontage: Depth: Sqft: 7,100 Acres: 0.16	Exterior: Vinyl Roof: Fiberglass Shingle Insulation: Walls:Yes Ceil:Yes Construction: Frame Flooring: Mixed, Laminate Foundation: Yes # Fireplaces: 1 Fireplace Types: Natural Gas				
Fuel: Electric Heating: Baseboard Aircondition: Water: Municipal		Sewer: Connected	Parking Access: Parking Spaces: Parking: Garage - Double Outdoor Area:		Elementary: Middle: Secondary:		
Room Sizes rounded to nearest ft Finished Area:		Total Area.: 1,536	Stores: Strata Fee: Strata Fee Incl: Shared Amenities: Strata Info:	Levels of Suite: Display Suite #:	Units in Bldg: Units in Project:	Laundry:	
Floors	Down	Main	Up	Other			
Total SqFt		916	620				
Entrance		5x5			Legal: LOT 5 DISTRICT LOT 118 COMOX DISTRICT PLAN VIP60808		
Living Room		17x14			Restrictions:		
Dining Room		11'7x8'10			Amenities: Garden Area, Thermal Windows, Main Level Entry, Fully Fenced		
Kitchen		11'2x8'10			Site Influences: Central location, Shopping Nearby, Recreation Nearby		
Master		13'10x12'9			Chattels INC: FRIDGE, STOVE, DW, WASHER, DRYER		
Ensuite		4pc			Mortgage:		
Bedroom			11'3x10		Listing Office: RE/MAX Ocean Pacific Realty (Crtny)		
Bedroom			13x9				
Bonus Room			19x9'9				
Bathroom			4pc				
Garage				19x19			

Excellent location for this home in the popular Puntledge area of Courtenay. Stunning walking trails through the forest adjacent to the Puntledge River are just a short walk away. With vaulted ceilings and a semi-open concept, the interior living space of this home is bright and inviting. The master bedroom is conveniently on the main floor and features a full ensuite plus a walk-in closet. Two more bedrooms upstairs plus an under height bonus room which makes for a funky playroom or office. The entire home can easily be heated with the efficient gas fireplace. Outside you'll find a private and manageable backyard with a 22' x 12' deck, room to play, plus a nicely sized shed with concrete slab. Topping off this package is a double garage, gas hot water on demand, and a new roof done in 2018.



76 Keeneland Avenue

Total Square Footage 1,536 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. DIMENSIONS SHOWN ON PLANS
AND ALL AREA & SQFT TOTALS ARE INCLUSIVE OF EXTERIOR WALLS.
ALL INTERIOR DIMENSIONS ARE FROM INTERIOR WALLS.