



MASON WALKER

Personal Real Estate Corporation

www.masonwalker.ca 250-702-7061

76 Keeneland Ave. COURTENAY



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

RE/MAX

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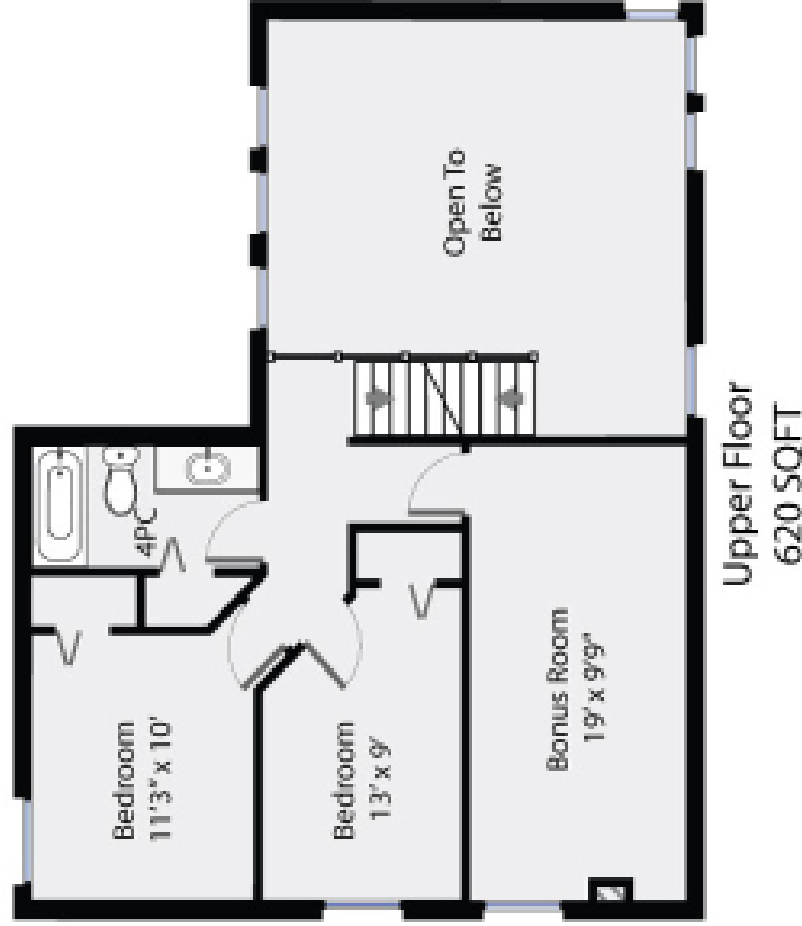
Address: 76 Keeneland Ave		Unit:	MLS®: 441380	Status: Active	List Price: \$489,900
Area: Zone 2- Comox Valley			Taxes: \$3,965	For Year: 2017	Sale Price:
Sub Area: 22 Courtenay City		City: Courtenay	PID#: 023028262	Zoning: Single Family	Sale Date:
Type: Single Family		Cross St.: 1st Street	Tax Roll#: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

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



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.