

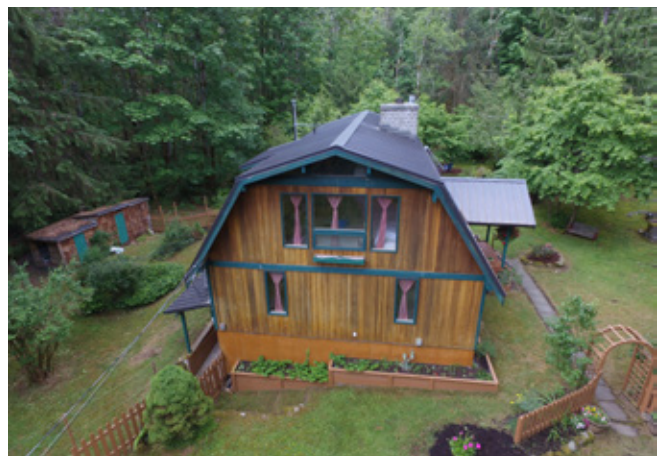


MASON WALKER

Personal Real Estate Corporation

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2665 Macaulay Rd. BLACK CREEK

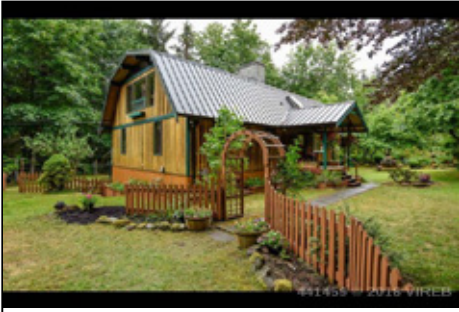




Perfectly private 2 acre property with idyllic country home. Surrounded by nature on all sides, this is the complete rural package.



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



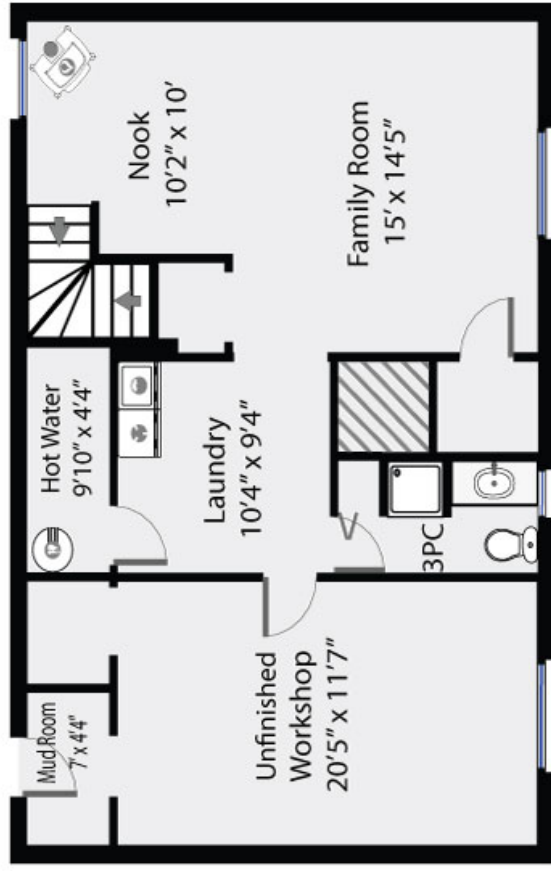
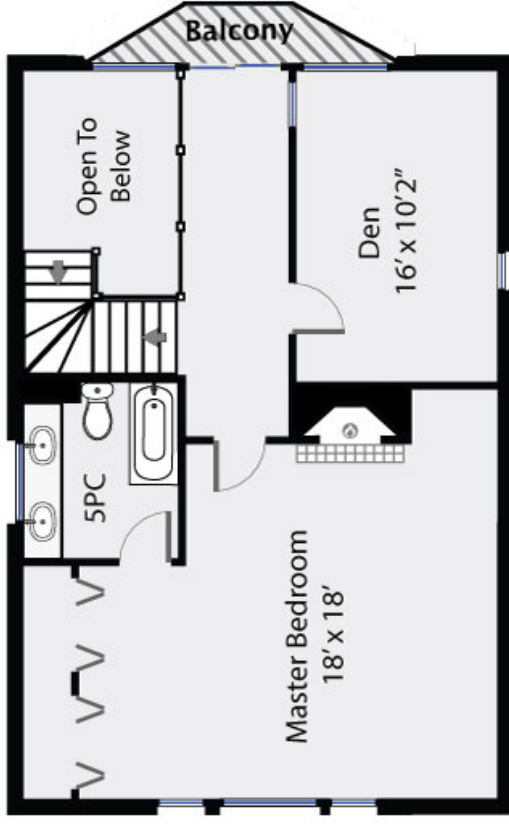
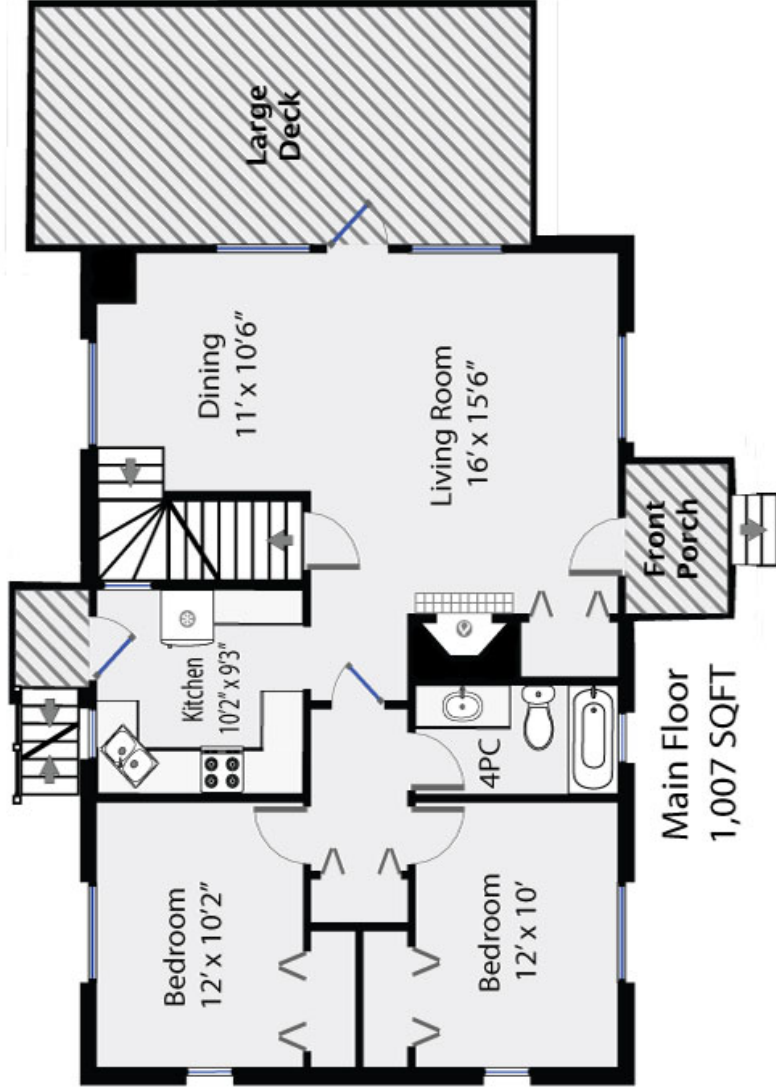
		2665 MACAULAY ROAD		MLS® 441459		
		Zone Sub Area City Sub/Complex Cross Street Property Type Style Taxes PID# Age Year Built Postal Code Zoning Zoning Jurisdiction	Zone 2- Comox Valley 22 Merville Black Creek BLACK CREEK Single Family M Lev Bsmt & 2nd \$1,911 (2017) 002216256 1975 V9J 1B6 Single Family RU-ALR Comox Valley Regional District	Listing Status Title Possession Current Price Sale Price Date Sold	Active Freehold \$599,000	
INTERIOR		STYLE		FEATURES		
Bedrooms Bathrooms Ensuite # of Fireplaces Fireplace Types	3 3 1 3 Wood, Woodstove, Propane	Exterior Finish Roof Construction Foundation Flooring	Wood Metal Frame Yes Mixed, Wood, Laminate	Insulation Fuel Heating Water Sewer	Walls:Yes Ceil:Yes Electric Baseboard Shallow Well Septic - Yes	
Basement Type Chattels Amenities	Full INC: FRIDGE, STOVE, WASHER, DRYER. NOT INC: PROPANE TANK (RENTED) Garden Area, Wkshop in House					
COMPLEX INFORMATION						
Strata Fee Display Suite# Fee Incl Outdoor Area Access By Shared Amenities	Units in Bldg Units Projects	Storeys Levels of Suite # Covered Parking Spaces	Laundry Air Cond.			
# of Rooms 10 (Total Sqft: 2,798)				FLOOR AREA (sqft)		
	Down	Main	Up	Other		
Living Room		16x15'6			Finished 2,480	
Dining Room		11x10'6			Downstairs 689	
Kitchen		10'2x9'3			Upper Level 784	
Bedroom		12x10'2			EXTERIOR FEATURES	
Bedroom		12x10			Lot Width	Lot Acres 2.01
Bathroom		4pc			Lot Depth	Lot Size 87,556
Master Bedroom			18x18		Lot Shape	
Ensuite			5pc		Parking Type	Carport - Single
Den			16x10'2		Site Influences	Private Setting, Rural Setting, Shopping Nearby, Wooded Area, Recreation Nearby, Landscaped
Family Room	15x14'5				Elementary	MIRACLE BEACH ELEMENTARY
Laundry/Utli	10'4x9'4				Middle	
Bathroom	3pc				Secondary	
Workshop	20'5x11'7				Legal Description	LOT 1, BLOCK 29, COMOX DISTRICT, PLAN 27841
					Restrictions	
					Mortgage Info	Tax Roll Number
					Listed By	RE/MAX Ocean Pacific Realty (Crtny)
<p>Perfectly private 2 acre property with idyllic country home. Surrounded by nature on all sides, this is the complete rural package. The nearly 2800 square foot home has been lovingly cared for over the years with a new metal roof in 2016, an efficient woodstove to heat the entire home, propane fireplace, 200 amp service, and hardwood floors in the main living space. The vaulted wood ceilings and large picture windows bring in plenty of natural light and overlook the private mature yard on all four sides. The master bedroom is an amazing 18' x 18' plus a full ensuite all perched on the upper level of the home. The lower floor is a nice bonus and features an updated rec room and a workshop. Outside you'll find a fenced veggie garden, large carport, garden sheds and a mix of mature landscaping. Bear Creek Nature Park is directly across the road here and shopping & Miracle Beach are only a few minutes away. View the 3D home tour and the aerial video thru multimedia links.</p>						
<div>  <div> <p>This listing information is provided to you by: MASON WALKER* - Representative ☎ 250-702-7061 Agent Email masonwalker@remax.net Agent Website http://www.masonwalker.ca RE/MAX Ocean Pacific Realty (Crtny) ☎ 250-334-9900 📠 250-334-9955 Office Email remaxct@oceanpacificrealty.com Office Website http://www.oceanpacificrealty.com 2230A CLIFFE AVE. COURTENAY V9N 2L4</p> </div> <div>  </div> </div> <p>The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Jul 10,2018.</p>						



2665 Macaulay Road

Total Finished Square Footage 2,480 SQFT

Total Square Footage 2,798 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.

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Rural ALR (RU-ALR)

1. PRINCIPAL USE

On any lot:

- i) Residential use;
- ii) Agricultural use;
- iii) On any lot in the Agriculture Land Reserve any other use specifically permitted by the Provincial Land Reserve Commission under the *Agricultural Land Reserve Act*, regulations and orders.

2. ACCESSORY USES

On any lot:

- i) Accessory buildings.

3. CONDITIONS OF USE

- i) Any conditions imposed on applications made to the Provincial Land Reserve Commission under the *Agricultural Land Reserve Act*.
- ii) Any conditions or limitations imposed elsewhere in this bylaw (See Section 303).

4. DENSITY

Residential Use is limited to:

- i) **On any lot:** One single detached dwelling plus additional dwelling units (attached or detached) where the additional dwelling units are required by full time farm employees working on farm operations or are specifically permitted by the Provincial Land Reserve Commission under the *Agricultural Land Reserve Act*.

5. SITING OF BUILDINGS AND STRUCTURES

The setbacks required for buildings and structures within the Rural ALR zone shall be as set out in the table below.

Type of Structure	Heights	Required Setback				
		Front yard	Rear yard	Side yard		Side yard abutting road
				Frontage <31m	Frontage >31m	
Principal	10.0m (32.8ft)	7.5m (24.6 ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)	7.5m (24.6ft)
Accessory	4.5m-or less (14.8ft)	7.5m (24.6 ft)	1.0m (3.3ft)	1.0m (3.3ft)	1.0m (3.3ft)	7.5m (24.6ft)
Accessory	6.0m-4.6m (19.7ft)	7.5m (24.6 ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)	7.5m (24.6ft)

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback areas. [Note: Part 400, Siting Exceptions, of this bylaw and Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005" may affect the siting of structures adjacent to major roads and the natural boundaries of watercourses and the sea, respectively.]

6. LOT COVERAGE

- i) The maximum lot coverage of all buildings and structures shall not exceed 15% (excluding greenhouses).

7. SUBDIVISION REQUIREMENTS

- i) Minimum lot area: 8.0 hectares (19.8 acres)
- ii) Minimum lot frontage: 10% of the perimeter of the lot.

End • RU-ALR