



MASON WALKER

Personal Real Estate Corporation
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390 Sable Place, Comox



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



A little more about 390 Sable Place...

Professionally renovated from top to bottom!

- new roof
- topped up insulation in attic, lower floor exterior walls have additional insulation
- new insulation and sound proofing between the suite and upper floor
- almost completely rewired, two separate panels
- all new plumbing throughout the house, new hot water tank
- almost completely re-drywalled (double layer for better insulating value and sound dampening)
- all new vinyl windows and doors
- all new flooring throughout, engineered hardwood on both floors
- all new trim, interior doors, lighting
- completely new kitchens & bathrooms
- new hearths and newly installed gas fireplaces
- new garage door and quiet belt style electric door opener
- freshly painted interior and exterior
- top quality appliances





This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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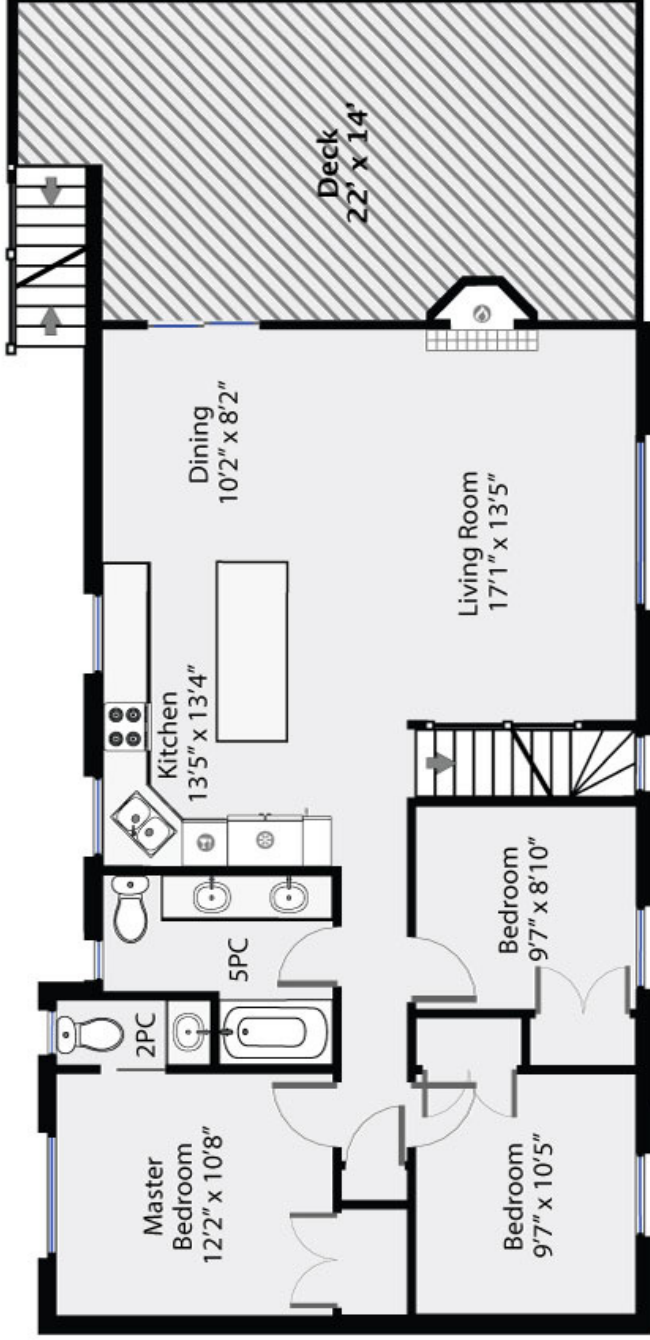
Address: 390 Sable Place Unit:		MLS@: 443388	Status: Active	List Price: \$639,000
Area: Zone 2- Comox Valley		Taxes: \$3,329	For Year: 2018	Sale Price:
Sub Area: Z2 Comox (Town of) City: Comox		PID#: 000937509	Zoning: Single Family	Sale Date:
Type: Single Family Cross St.: Robb Rd		Tax Roll#:	Z. Type: R1.1	Possession: IMMEDIATE
		Zone Jurisdiction: Comox, Town of		Title To Land: Freehold
Style: Grd Lev Ent-Main Up	Year Built: 1973	Exterior: Stucco, Wood		
Sub/Complex:		Roof: Fiberglass Shingle		
Bedrooms: 5	Frontage:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 3	Depth:	Construction: Frame		
Ensuite: 1	Sqft: 8,407	Flooring: Wood		
Age: 45	Acres: 0.19	Foundation: Yes		
Basement: Full		# Fireplaces: 2		
Bsmt Dev: Suite		Fireplace Types: Natural Gas		
Fuel: Electric		Parking Access:	Elementary:	
Heating: Baseboard		Parking Spaces:	Middle:	
Aircondition:		Parking: Garage - Single	Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area:		
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:
Finished Area: 2,184 Total Area.: 2,184		Strata Fee:	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other
Total SqFt	1,078	1,106		
Entrance	9'4x5'8			
Living Room	16'9x12'7	17'1x13'5		
Kitchen	12'7x9'8	13'5x13'4		
Dining Room	7x9'8	10'2x8'2		
Master		12'2x10'8		
Ensuite		2pc		
Bedroom	11x9'8	9'7x10'5		
Bedroom	12'8x9'10	9'7x8'10		
Bathroom	5pc	5pc		
Garage				20x11'5
		Legal: LOT 9, SECTION 53, COMOX DISTRICT, PLAN 25767		
		Restrictions:		
		Amenities: Additional Accom., Thermal Windows		
		Site Influences: Can Be Rented, Central location, Family Oriented, Shopping Nearby, Recreation Nearby, Cul-de-sac		
		Chattels		
		Mortgage:		
		Listing Office: RE/MAX Ocean Pacific Realty (Crtny)		

Fully & completely renovated home with a legal 2 bedroom suite (permits pending) in a prime Comox location. Nearly the entire house is new within the last year: completely new high-end custom kitchens and bathrooms, new drywall, all plumbing replaced, rewired electrical, lighting, all new windows, doors, trim, engineered hardwood flooring on both floors, upgraded insulation in attic and between units, new roof, gutters, paint, and more. Both the main level and the suite are heated efficiently with their own natural gas fireplaces. This calibre of rental suite could offset a mortgage quite significantly - or work well for extended family. The nicely sized and private back yard has been leveled and freshly seeded. All of this located at the end of a cul de sac, within walking distance to good schools, rec centre, and downtown Comox. A complete list of renovations is available.



390 Sable Place

Total Square Footage
2,184 SQFT



Main Floor 1,106 SQFT



Ground Floor 1,078 SQFT