



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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Address: 223b Mitchell Place		Unit:	MLS@: 443395	Status: Active (Unapr)	List Price: \$338,000
Area: Zone 2- Comox Valley			Taxes: \$3,137	For Year: 2018	Sale Price:
Sub Area: Z2 Courtenay City		City: Courtenay	PID#: 017724929	Zoning: Duplex	Sale Date:
Type: Half Duplex		Cross St.:	Tax Roll#:	Z. Type: R2	Possession:
			Zone Jurisdiction: Courtenay, City of		Title To Land: Freehold
Style: Side x Side (Duplex)	Year Built: 1992	Exterior: Vinyl			
Sub/Complex:	Frontage:	Roof: Fiberglass Shingle			
Bedrooms: 4	Depth:	Insulation: Walls:Yes Ceil:Yes			
Bathrooms: 3	Sqft: 3,969	Construction: Frame			
Ensuite:	Acres: 0.09	Flooring: Mixed			
Age: 26		Foundation: Yes			
Basement: Full		# Fireplaces:			
Bsmt Dev: Fully Finished		Fireplace Types:			
Fuel: Electric		Parking Access:		Elementary: ECOLE PUNTLUDGE PARK	
Heating: Baseboard		Parking Spaces:		Middle:	
Aircondition:		Parking: Open		Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area:			
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:	Units in Bldg:	Laundry:
Finished Area: 1,728		Strata Fee:	Display Suite #:	Units in Project:	
Total Area.: 1,728		Strata Fee Incl:			
Floors	Down	Main	Up	Other	Shared Amenities:
					Strata Info:
Total SqFt	576	576	576		
Living Room		14'8x11'9			Legal: SL B, SECTION 79, COMOX DISTRICT, SP VIS2298, TOGETHER WITH AN INTEREST IN THE COMMON PROP IN PORPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON
Dining Room		11'8x10'2			Restrictions:
Kitchen		12x10'2			Amenities:
Bathroom	2pc	2pc	4pc		Site Influences: Can Be Rented, Central location, Family Oriented, Shopping Nearby, Recreation Nearby, Cul-de-sac
Master			12'8x11		Chattels INC: FRIDGE, STOVE, DW, WASHER, DRYER
Bedroom			8'5x8'3		Mortgage:
Bedroom	10'8x8'3		10x9'10		Listing Office: RE/MAX Ocean Pacific Realty (Crtny)
Family Room	14'8x11'5				
Laundry/Uti	8'3x8'2				

Tucked at the end of a cul de sac in the popular Puntledge Park area, you couldn't ask for a better location or community. This 1728 sq ft duplex is larger than most with a family friendly layout of 3 bedrooms on the upper floor plus a 4th on the lower with its own entrance - perfect for a student or teen. Outside you'll find plenty of parking and a nicely sized back yard. Just a short walk away is the Puntledge River, an excellent elementary school, and direct access at the end of the street into forest trails that link into Morrison Nature Park. Lots of opportunity here to get a nice return on your investment with some cosmetic upgrades throughout.