



This Listing Information has been provided to you by:

**RE/MAX Ocean Pacific Realty (Crtny)**

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Address: <b>704 Moralee Drive</b> Unit:		MLS@: <b>443510</b> Status: <b>Active (Unapr)</b>	List Price: <b>\$588,000</b>
Area: <b>Zone 2- Comox Valley</b>		Taxes: <b>\$4,184</b> For Year: <b>2018</b>	Sale Price:
Sub Area: <b>Z2 Comox (Town of)</b> City: <b>Comox</b>		PID#: <b>025679392</b> Zoning: <b>Single Family</b>	Sale Date:
Type: <b>Single Family</b> Cross St.:		Tax Roll#: Z. Type: <b>R1.1</b>	Possession:
		Zone Jurisdiction: <b>Comox, Town of</b>	Title To Land: <b>Freehold</b>
Style: <b>Split Level Home</b>	Year Built: <b>2003</b>	Exterior: <b>Vinyl</b>	
Sub/Complex:		Roof: <b>Fiberglass Shingle</b>	
Bedrooms: <b>4</b>	Frontage:	Insulation: <b>Walls:Yes Ceil:Yes</b>	
Bathrooms: <b>4</b>	Depth:	Construction: <b>Frame</b>	
Ensuite: <b>1</b>	Sqft: <b>7,928</b>	Flooring: <b>Mixed, Wood</b>	
Age: <b>15</b>	Acres: <b>0.18</b>	Foundation: <b>Yes</b>	
Basement: <b>Full</b>		# Fireplaces: <b>1</b>	
Bsmt Dev: <b>Fully Finished</b>		Fireplace Types: <b>Natural Gas</b>	
Fuel: <b>Electric</b>		Parking Access:	Elementary: <b>BROOKLYN ELEMENTARY</b>
Heating: <b>Baseboard</b>		Parking Spaces:	Middle:
Aircondition:		Parking: <b>Garage - Double</b>	Secondary:
Water: <b>Municipal</b>	Sewer: <b>Connected</b>	Outdoor Area:	
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:
Finished Area: <b>2,190</b> Total Area.: <b>2,190</b>		Strata Fee:	Display Suite #:
Floors	Down	Main	Up
Total SqFt	<b>504</b>	<b>1,040</b>	<b>646</b>
Dining Room		<b>14'5x12</b>	
Kitchen		<b>17'8x13</b>	
Living Room		<b>18'10x14'8</b>	
Bathroom		<b>2pc</b>	
Master			<b>12'10x12'8</b>
Ensuite			<b>4pc</b>
Bedroom			<b>11'4x9'3</b>
Bedroom	<b>11'7x10'4</b>		<b>10'5x9'3</b>
Bathroom	<b>2pc</b>		<b>4pc</b>
Family Room	<b>16'10x13'7</b>		
Garage			<b>20'5x19</b>
Legal: <b>LT 21 DL 156 COMOX DISTRICT PLAN VIP75425</b>			
Restrictions:			
Amenities: <b>Garden Area, Thermal Windows, R/I Vacuum, Sprinkler System</b>			
Site Influences: <b>Central location, Family Oriented, Shopping Nearby, Recreation Nearby, Quiet Area, Underground Services</b>			
Chattels <b>INC: FRIDGE, STOVE, DW, WASHER, DRYER. EXC: CURTAINS IN 2 KIDS BEDROOMS.</b>			
Mortgage:			
Listing Office: <b>RE/MAX Ocean Pacific Realty (Crtny)</b>			

**4 Bedroom family home in an excellent Comox neighbourhood. This split level design offers a semi-open concept living space on the main level, 3 bedrooms upstairs, plus a separate family room and guest bedroom on the lower floor. Some nice features include hardwood floors, newer stainless steel appliances, detailed wainscoting, and an efficient natural gas fireplace. There is also a huge crawl space with walk-in access making for easy storage. The sunny back yard is family friendly with lots of space to play, grow veggies, or relax on the private patio. Within minutes from this quiet street are some of the best beaches in the Valley, walking trails at the North East Woods, and all levels of schools.**