



MASON WALKER
Personal Real Estate Corporation
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513 Anderton Rd, Comox



One of a kind package: historical character home, with a detached garage with rec space above, plus a full separate studio - all on 0.39 of an acre in the Town of Comox.



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



A little more about 513 Anderton Rd ...

House Features:

- built in sprinkler system and a metal fire escape from the top floor
- new (spring 2018) stainless steel gas stove, fridge, and dishwasher
- gas powered dryer that is very energy efficient
- gas hot water
- WETT certified woodstove insert that also has a gas hookup behind it if wanted to switch to a gas insert in the future
- natural gas BBQ hookup
- home heated by natural gas hot water radiators, which can be adjusted by 4 different zones
- speakers built into living room, dining room, kitchen (wired), first bedroom near entrance, masterbedroom ensuite. There is a control box in the living room for each zone.
- three of the bedrooms have their own ensuite
- 2008 Pacific Leaf Guard gutters Installed on all upper floors of house
- roof approximately 8 years old

Detached Garage Features:

- its own hot water tank and electrical panel
- separate laundry at bottom of stairs
- separate parking
- roof approximately 5 years old
- all work to finish the space was done by professional trades

Detached Studio Features:

- a new tile bathroom and shower
- efficient gas stove that easily heats the space
- its own hot water tank and electrical panel
- roof approximately 8 years old

Property Features:

- 0.39 acres
- many fruit trees (see list)
- veggie garden
- above ground solar heated pool included - but will be removed if buyer wishes
- hot tub with new cover
- there is a shallow well near the front of the house in the well house that could potentially be used to water gardens.

The Fruit Trees at 513 Anderton Rd ...

Fruit Tree	Harvest in:	Location on Property
Summer Pear	August	very back tree
Belle de Bus Coup	October/November	back of property by pool
'New" Cherry Tree		back of property
Transparent Apple	Early August	corner of garden
Gravenstein Apple	Mid/Late August	
Bartlett Pear	Late August/Early September	by well house
Anjou Pear	October/November	between garage and house
Fiber Nut	September/October	behind garage
Pie Cherry (x2)	July	front of property
Prune Plum	Late August/Early September	front of property by fence (corner)

The property also features raspberries that are harvested in July.

All fruit has been grown without the use of pesticides. There is a bird house with many birds on the property - which naturally take care of the bugs.



SURVEY CERTIFICATE COVERING :

LOT 1

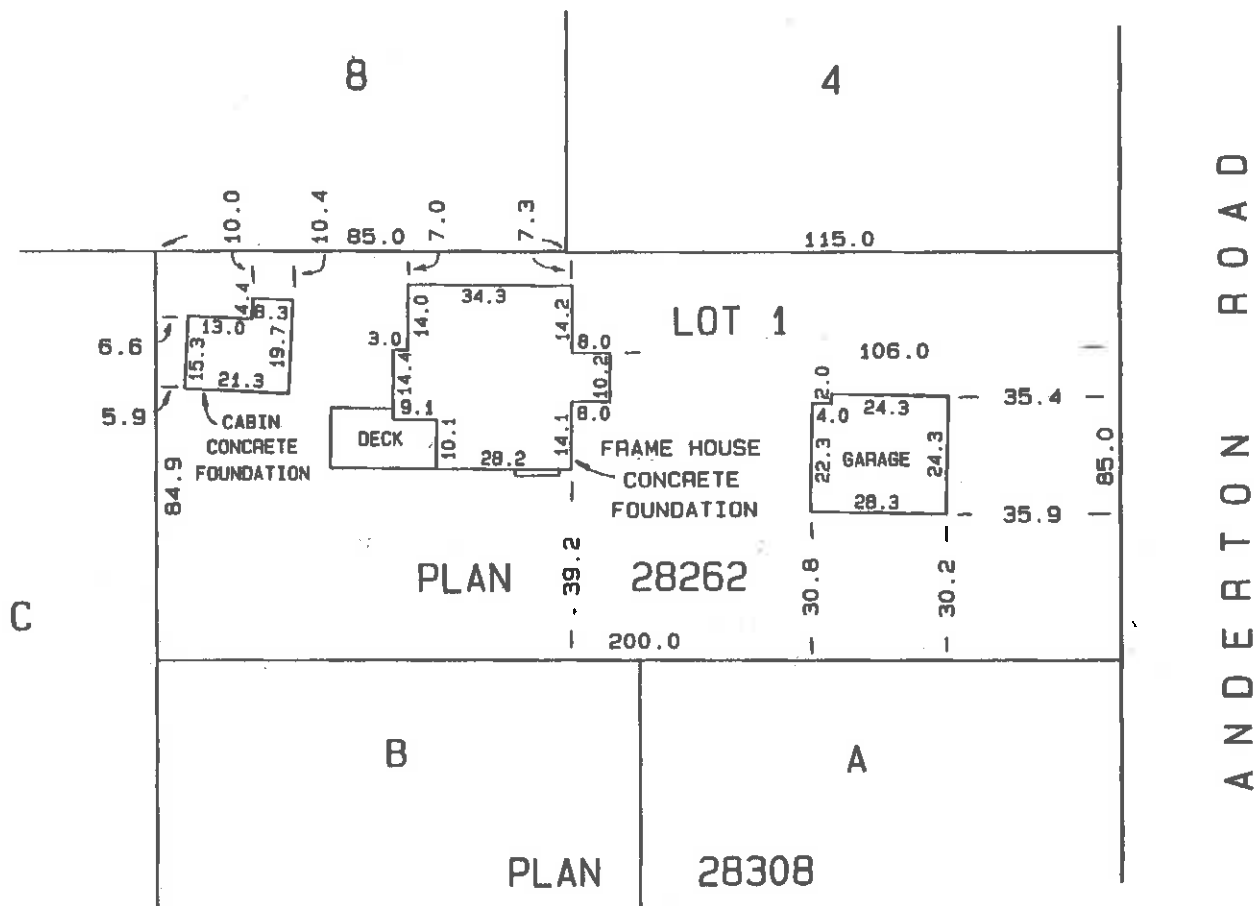
SECTION 70

COMOX DISTRICT

PLAN 28262

SCALE 1 INCH = 40 FEET

THE DIMENSIONS SHOWN ON THIS
CERTIFICATE ARE NOT TO BE USED
TO DEFINE PROPERTY BOUNDARIES



THIS PLAN IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT
ACCORDING TO LAND TITLE PLAN 28262

Ross N. Glover B.C.L.S. ©

DATED THIS 20TH DAY OF FEBRUARY, 1996.

ROSS N. GLOVER B.C.L.S.
IAN W. ZAHARKO B.C.L.S.
BRITISH COLUMBIA LAND SURVEYORS

221-B Church Street
Comox, B.C.
V9M 1X7 (604) 339-5624

FILE C-5090

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104. R2.1 SINGLE/TWO-FAMILY

104.1 Permitted Uses:

In the R2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and breakfast accommodations
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Two-family dwellings

104.2 Conditions of Use:

- (1) *(added Oct 18, 2017, Bylaw 1866)* Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists.

104.3 Density:

n/a

104.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

104.5 Parcel Frontage:

Parcel frontage shall not be less than 20.0 metres.

104.6 Parcel Depth:

Parcel depth shall not be less than 26.0 metres.

104.7 Parcel Coverage:

Parcel coverage shall not exceed 35%.

104.8 Height and Storeys:

Height shall not exceed 9.0 metres.

104.9 Required Setbacks:

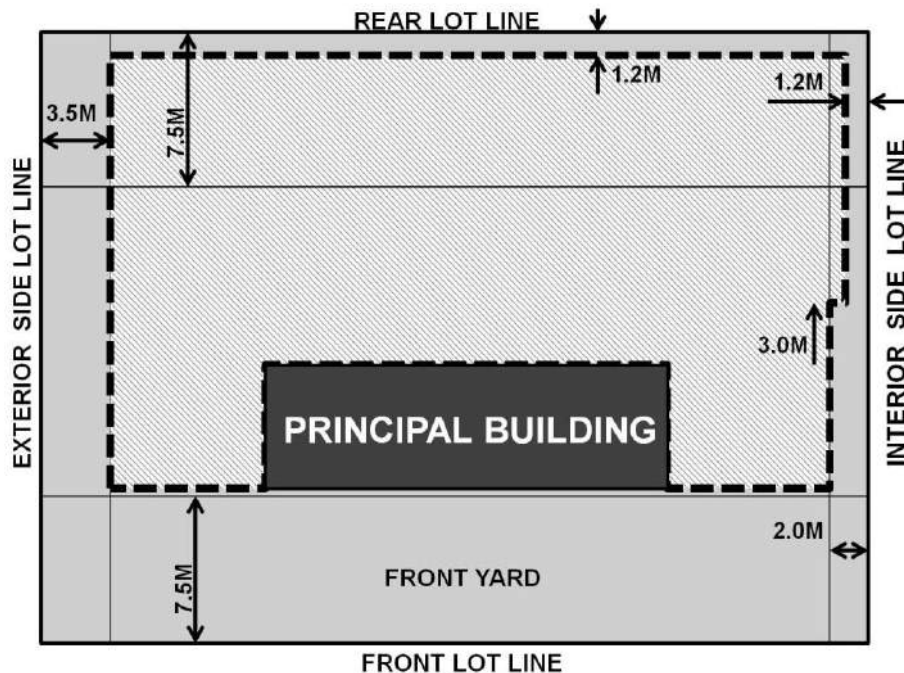
- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

104.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and

- (5) be excluded from required rear and interior side setbacks provided that
- (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and
 - (b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 104-1.



Area where accessory buildings are permitted

Figure 18. 104-1: Accessory building buildable area

104.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8.

104.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

104.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.18, Watercourse Regulations.