



This Listing Information has been provided to you by:

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

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|   |  |   |                                |
|---|--|---|--------------------------------|
| Address: <b>650 Aston Place</b> Unit:                       |  | MLS@: <b>447540</b> Status: <b>Active (Unapr)</b>       | List Price: <b>\$589,000</b>   |
| Area: <b>Zone 2- Comox Valley</b>                           |  | Taxes: <b>\$4,723</b> For Year: <b>2018</b>             | Sale Price:                    |
| Sub Area: <b>Z2 Courtenay East</b> City: <b>Courtenay</b>   |  | PID#: <b>017564166</b> Zoning: <b>Single Family</b>     | Sale Date:                     |
| Type: <b>Single Family</b> Cross St.: <b>6th St E</b>       |  | Tax Roll#: Zone Jurisdiction: <b>Courtenay, City of</b> | Possession:                    |
|   |  |   | Title To Land: <b>Freehold</b> |
| Style: <b>2 Storey-Main Lev Ent</b> Year Built: <b>1998</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>3</b> Depth:                                  | Construction: <b>Frame</b>   |   |                                |
| Ensuite: <b>1</b> Sqft: <b>9,104</b>                        | Flooring: <b>Mixed, Wood</b>   |   |                                |
| Age: <b>20</b> Acres: <b>0.21</b>                           | Foundation: <b>Yes</b>   |   |                                |
| Basement: <b>Crawl</b>                                      | # Fireplaces: <b>1</b>   |   |                                |
| Bsmt Dev:   | Fireplace Types: <b>Natural Gas</b>  |   |                                |
| Fuel: <b>Natural Gas</b>                                    | Parking Access:  | Elementary:   |                                |
| Heating: <b>Forced Air</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                            | Storesy:   | Levels of Suite:  | Units in Bldg:                 |
| Finished Area: <b>2,411</b> Total Area.: <b>2,411</b>       | Strata Fee:  | Display Suite #:  | Units in Project:              |
| Floors  | Strata Fee Incl:   | Shared Amenities:                                       | Laundry:                       |
| Down  | Strata Info:   |   |                                |
| Main  |  |   |                                |
| Up  |  |   |                                |
| Other   |  |   |                                |
| Total SqFt  |  |   |                                |
|   |  |   |                                |
| Entrance  | 14'6x10'8  |   |                                |
| Den   | 14'6x12'7  |   |                                |
| Living Room   | 15'1x13  |   |                                |
| Dining Room   | 12'11x17'11  |   |                                |
| Kitchen   | 10'7x15'4  |   |                                |
| Laundry/Utli  | 11'6x7'1   |   |                                |
| Bathroom  | 2pc  | 4pc   |                                |
| Master  |  | 14'4x15'5   |                                |
| Ensuite   |  | 4pc   |                                |
| Bedroom   |  | 12'10x11'6  |                                |
| Bedroom   |  | 10'8x11   |                                |
| Bedroom   |  | 9'8x11  |                                |
| Bonus Room  |  | 12'9x24'2   |                                |
| Garage  |  | 21'3x23'7   |                                |
| Legal:  | <b>LT 3, SECTION 15, COMOX DISTRICT, PLAN VIP53417</b>   |   |                                |
| Restrictions:   |  |   |                                |
| Amenities:  | <b>Thermal Windows, RV Parking, Main Level Entry</b>   |   |                                |
| Site Influences:  | <b>Central location, Family Oriented, Low Maint Yard, Shopping Nearby, Recreation Nearby, Cul-de-sac</b> |   |                                |
| Chattels  | <b>INC: FRIDGE, STOVE, DW, WASHER, DRYER</b>   |   |                                |
| Mortgage:   |  |   |                                |
| Listing Office:   | <b>RE/MAX Ocean Pacific Realty (Cx)</b>  |   |                                |

**Located at the end of a cul de sac, this 4 bedroom home checks all the boxes for a long term family home. Lots of space to spread out inside with over 2400 sq ft including a versatile bonus room on the upper floor, den on the main level, sizable kitchen, plus a double garage with lots of driveway parking. The gas furnace and gas fireplace keep the home heated very efficiently. A nice bonus is the newer roof installed in 2015 as well as gutter leaf guards. The location though sets this home apart - a quiet family friendly cul de sac in a desirable Courtenay East neighbourhood yet just minutes to all levels of schools, shopping, and recreation.**

