



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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Address: 2375 Piercy Ave Unit:		MLS@: 446684 Status: Active (Unapr)	List Price: \$389,000
Area: Zone 2- Comox Valley		Taxes: \$3,437 For Year: 2018	Sale Price:
Sub Area: Z2 Courtenay City City: Courtenay		PID#: 001280899 Zoning: Duplex	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Z. Type: R-2	Possession:
		Zone Jurisdiction: Courtenay, City of	Title To Land: Freehold
Style: Rancher	Year Built: 1980	Exterior: Stucco	
Sub/Complex:	Frontage:	Roof: Fiberglass Shingle	
Bedrooms: 3	Depth:	Insulation: Walls:Yes Ceil:Yes	
Bathrooms: 1	Sqft: 8,494	Construction: Frame	
Ensuite:	Acres: 0.19	Flooring: Wall to Wall Carpet, Mixed	
Age: 38		Foundation: Yes	
Basement: Crawl		# Fireplaces: 1	
Bsmt Dev:		Fireplace Types: Wood, Electric	
Fuel: Electric		Parking Access:	Elementary:
Heating: Baseboard		Parking Spaces: 1	Middle:
Aircondition:		Parking: Carport - Single	Secondary:
Water: Municipal	Sewer: Connected	Outdoor Area:	
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:
Finished Area: 1,154 Total Area.: 1,154		Strata Fee:	Display Suite #:
Floors	Down	Main	Up
			Other
Total SqFt		1,154	
Living Room		15x12'10	12x4
Dining Room		10x9'5	
Kitchen		12'8x9'2	
Master		12'6x11	
Bathroom		4pc	
Bedroom		11x9'10	
Bedroom		9'10x9'2	
Storage			
Legal: LT 3, DL 104, COMOX DISTRICT, PLAN 30294			
Restrictions:			
Amenities: Garden Area, RV Parking, Main Level Entry, Fully Fenced			
Site Influences: Can Be Rented, Central location, Southern Exp, Shopping Nearby, Level Lot			
Chattels INC: FRIDGE, STOVE, DW, WASHER, DRYER			
Mortgage:			
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Well maintained rancher in a central Courtenay neighbourhood. Plenty of potential to easily update this cute home to your taste. Set on a large sunny lot, the inviting fully fenced back yard features an expansive solid wood deck perfect for entertaining. Inside you'll find a comfortable layout with plenty of natural light, plus a fireplace that could be converted to natural gas or a woodstove insert. The kitchen cabinets are solid oak and in excellent condition. A nice update is the newer walk-in double shower. Good roof, low maintenance stucco siding, storage shed, carport, and lots of parking complete this affordable package.

