



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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Address: 660b 26th Street Unit:		MLS@: 447028 Status: Active (Unapr)	List Price: \$347,900					
Area: Zone 2- Comox Valley		Taxes: \$2,843 For Year: 2018	Sale Price:					
Sub Area: Z2 Courtenay City City: Courtenay		PID#: 018168906 Zoning: Duplex	Sale Date:					
Type: Half Duplex Cross St.: Kilpatrick		Tax Roll#: Zone Jurisdiction: Courtenay, City of	Possession:					
Style: Side x Side (Duplex) Year Built: 1993		Exterior: Vinyl	Title To Land: Freehold					
Sub/Complex:		Roof: Fiberglass Shingle						
Bedrooms: 3 Frontage:		Insulation: Walls:Yes Ceil:Yes						
Bathrooms: 2 Depth:		Construction: Frame						
Ensuite: 1 Sqft: 4,487		Flooring: Wall to Wall Carpet, Mixed						
Age: 25 Acres: 0.10		Foundation: Yes						
Basement: Slab		# Fireplaces: 1						
Bsmt Dev:		Fireplace Types: Natural Gas						
Fuel: Electric		Parking Access:	Elementary:					
Heating: Baseboard		Parking Spaces:	Middle:					
Aircondition:		Parking: Carport - Single	Secondary:					
Water: Municipal Sewer: Connected		Outdoor Area:						
Room Sizes rounded to nearest ft		Stores:	Laundry:					
Finished Area: 1,236 Total Area.: 1,236		Strata Fee:	Units in Bldg:					
Floors	Down	Main	Up	Other	Levels of Suite:	Display Suite #:	Units in Project:	
Total SqFt		1,236			Strata Fee Incl:	Shared Amenities:	Strata Info:	
Living Room		13x11			Legal:	SL 1, SECTION 66, COMOX DISTRICT, SP VIS2649, TOG W/ AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT		
Dining Room		11'8x11			Restrictions:			
Kitchen		11'6x10			Amenities:	Main Level Entry		
Master Bedroom		12x11'10			Site Influences:	Can Be Rented, Central location, Low Maint Yard, Shopping Nearby, Recreation Nearby, Natural Gas to Lot		
Bedroom		9'7x8'2			Chattels	INC: FRIDGE, STOVE, DW, WASHER, DRYER		
Bedroom		12x8			Mortgage:			
Ensuite		4pc			Listing Office:	RE/MAX Ocean Pacific Realty (Cx)		
Bathroom		4pc						
Laundry/Utli		9'7x5'10						

Single level half duplex conveniently located right across the street from a grocery store, dental and medical clinics, drug store, restaurants, and the movie theatre. With 3 bedrooms and 1236 sq ft, this home has a comfortable semi-open concept that makes for easy living. The oak kitchen has plenty of cupboards, a newer countertop, and a skylight above. Some nice features include the efficient and economical gas fireplace plus the 30 year roof installed in 2008. The backyard is easy maintenance and backs onto a dedicated greenspace. This home is a rare find if you're looking for a central location just steps from amenities and on a bus route.

