



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

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Address: 2300 Mansfield Drive Unit: 134		MLS@: 452258	Status: Active (Unapr)	List Price: \$365,000
Area: Zone 2- Comox Valley		Taxes: \$2,122	For Year: 2018	Sale Price:
Sub Area: Z2 Courtenay City City: Courtenay		PID#: 026-775-468	Zoning: Multi-Family	Sale Date:
Type: Condo/Strata Cross St.:		Tax Roll#:	Z. Type: R4-A	Possession:
		Zone Jurisdiction: Courtenay, City of		Title To Land: Freehold
Style: Apartment	Year Built: 2006	Exterior: Hardi Plank		
Sub/Complex: Trumpeters Landing		Roof:		
Bedrooms: 2	Frontage:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 2	Depth:	Construction: Frame		
Ensuite: 1	Sqft:	Flooring:		
Age: 13	Acres:	Foundation: Yes		
Basement:		# Fireplaces:		
Bsmt Dev:		Fireplace Types:		
Fuel: Electric		Parking Access:	Elementary:	
Heating: Baseboard		Parking Spaces:	Middle:	
Aircondition:		Parking: Underground Garage	Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area: One Balcony		
Room Sizes rounded to nearest ft		Stores: 4	Levels of Suite: 1	Units in Bldg: 26
Finished Area: 1,137 Total Area.: 1,137		Strata Fee: \$345	Display Suite #: 	Units in Project: 104
Floors	Down	Main	Up	Other
Total SqFt		1,137		
Entrance		8'8x6'4		
Den		13'10x9		
Kitchen		14x8'8		
Dining Room		12x11'5		
Living Room		13x12'5		
Master		11'7x11'3		
Ensuite		3pc		
Bedroom		11'7x9		
Bathroom		4pc		
Laundry/Ut		7'3x4'10		
		Legal: SL 42 Plan VIS5834 Section 66 LD 15 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN		
		Restrictions:		
		Amenities: Thermal Windows		
		Site Influences: Can Be Rented, Central location, View - Mountain, Southern Exp, Shopping Nearby, View - City, Recreation Nearby		
		Chattels: Fridge, Stove, DW, Washer, Dryer INC		
		Mortgage:		
		Listing Office: RE/MAX Ocean Pacific Realty (Cx)		

Modern 3rd floor condo, centrally located and adjacent to the ocean front Courtenay Riverway estuary walk. Inside you'll find a very appealing and bright semi-open concept living space with large windows that take advantage of the upper floor privacy and mountain views. The classy kitchen is equipped with stainless steel appliances, solid wood cabinets, plus an eating bar. With 1137 square feet including 2 bedrooms and an open den, the layout really allows for a comfortable lifestyle. Engineered hardwood flooring, wooden interior doors, and a lifetime hot water tank top off this package. The complex fronts onto the Courtenay estuary which has a popular walking trail around the airpark and along the river's edge - one of the most beautiful settings in the Comox Valley. Shopping, restaurants, and coffee shops are all a short walk away. This complex features high end construction and is very well managed. Underground parking, storage locker, rentals allowed, and pets allowed.