



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

2230a Cliffe Ave., Courtenay
 Office Phone: (250) 334-9900
 Office Fax: (250) 339-5529



Mason Walker*
 (250) 702-7061
 masonwalker@remax.net
 www.masonwalker.ca

Address: 4709 Cruickshank Ave Area: Zone 2- Comox Valley Sub Area: Z2 Courtenay East Type: Half Duplex	Unit: B City: Courtenay Cross St.: Muir Rd	MLS@: 451547 Taxes: \$3,317 PID#: 017-931-045 Tax Roll#: Zone Jurisdiction: Courtenay, City of	Status: Active (Unapr) For Year: 2018 Zoning: Duplex Z. Type: R-2	Current Price: \$399,000 Original Price: \$399,000
Style: Side x Side (Duplex) Sub/Complex: Bedrooms: 4 Bathrooms: 3 Ensuite: 1 Age: 27 Basement: Full Bsmt Dev: Fully Finished	Year Built: 1992 Frontage: Depth: Sqft: 3,920 Acres: 0.09	Exterior: Vinyl Roof: Fiberglass Shingle Insulation: Walls:Yes Ceil:Yes Construction: Frame Flooring: Mixed Foundation: Yes # Fireplaces: 1 Fireplace Types: Natural Gas		Sale Price: Sale Date: Days on Market: 0 Commission: 3.5 100m/1.5 Bal Possession: Title To Land: Freehold/Strata Listed: Mar. 8, 2019 Expires: June 15, 2019 Entered: Mar. 8, 2019

Fuel: Electric Heating: Baseboard Aircondition: Water: Municipal	Sewer: Connected	Parking Access: Parking Spaces: Parking: Garage - Single Outdoor Area:	Elementary: Middle: Secondary:
--	-------------------------	--	--------------------------------------

Room Sizes rounded to nearest ft Finished Area: 1,868 Total Area.: 1,868	Stores: Strata Fee: \$0 Strata Fee Incl: Shared Amenities: Strata Info:	Levels of Suite: Display Suite #:	Units in Bldg: Units in Project:	Laundry:
Floors	Down	Main	Up	Other
Total SqFt	808	1,060		

Entrance Kitchen Living Room Bedroom Bathroom Storage Laundry/Ut Master Ensuite Bedroom Dining Room Garage	11'4x5'10 10x7'10 15x11'4 14x10 4pc 10x8 4x4 12x10'6 3pc 9'6x8'5 11'2x9	15x8 17'5x11'5 10'6x8'5 4pc	21'4x10	Seller: Kenneth Mutch Phone: Tenant: Phone: Legal: SL 2 Plan VIS2477 Section 17 LD 15 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN Restrictions: Amenities: Garden Area, Fully Fenced Site Influences: Can Be Rented, Central location, Family Oriented, Low Maint Yard, Recreation Nearby Chattels Fridge x2, stove x2, dishwasher, washer, dryer INC Mortgage:
---	--	--	----------------	---

Family sized 4 bedroom duplex located in an excellent neighbourhood. The main level on the upper floor offers a bright semi-open concept space with an efficient natural gas fireplace in the living room. There are 3 bedrooms on this level including the master with a full 3 piece ensuite. The lower level is ideal for a student or inlaws with a 4th bedroom, a newly renovated bathroom, family room, and its own entrance. There is also a 10' x 8' storage room to complement the single garage. Outside you'll find a double wide driveway plus a newer paved path that winds its way to the private back patio. There's still lots of potential to put your personal style into this well maintained home. The location here is central to shopping, parks, the hospital, North Island College, plus all levels of good schools. View the 3D tour through the multimedia links.

Agent Info: **Phone Licensee, Tenant Occupied**
 Realtor Rmks: **Latent Defect Disclosure form with all offers, re non-conforming suite. Tenants up and down. 24 hrs notice please.**

Listing Office/Salesperson Info:
 List Office 1: **RE/MAX Ocean Pacific Realty (Cx)** Fax **(250) 339-5529** Phone **(250) 339-2021**
 Listing Slsp 1: **Walker*, Mason** Phone **(250) 702-7061**
 List Office 2:
 Listing Slsp 2:
 List Office 3:
 Listing Slsp 3:

Sell Office 1:
 Selling Slsp 1:
 Sell Office 2:
 Selling Slsp 2:
 Sell Office 3:
 Selling Slsp 3: