



This Listing Information has been provided to you by:

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

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**Mason Walker\***  
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Address: <b>3349 Crescent Street</b>		Unit:	MLS@: <b>455190</b>	Status: <b>Active (Unapr)</b>	List Price: <b>\$484,000</b>
Area: <b>Zone 2- Comox Valley</b>			Taxes: <b>\$2,906</b>	For Year: <b>2018</b>	Sale Price:
Sub Area: <b>Z2 Cumberland</b>		City: <b>Cumberland</b>	PID#: <b>005-156-033</b>	Zoning: <b>Single Family</b>	Sale Date:
Type: <b>Single Family</b>		Cross St.: <b>Kendal</b>	Tax Roll#:	Z. Type: <b>R1</b>	Possession: <b>Immediate</b>
			Zone Jurisdiction: <b>Cumberland, Village</b>		Title To Land: <b>Freehold</b>
Style: <b>Rancher</b>	Year Built: <b>1993</b>	Exterior: <b>Wood</b>	Roof: <b>Fiberglass Shingle</b>	Walls: <b>Yes</b>	Ceil: <b>Yes</b>
Sub/Complex:	Frontage:	Insulation:	Construction: <b>Frame</b>	Flooring: <b>Laminate</b>	Foundation: <b>Partial</b>
Bedrooms: <b>2</b>	Depth:	# Fireplaces: <b>1</b>	Fireplace Types: <b>Woodstove</b>		
Bathrooms: <b>2</b>	Sqft: <b>5,662</b>				
Age: <b>26</b>	Acres: <b>0.13</b>				
Basement: <b>Crawl</b>					
Bsmt Dev:					
Fuel: <b>Electric</b>		Parking Access:		Elementary:	
Heating: <b>Baseboard</b>		Parking Spaces:		Middle:	
Aircondition:		Parking: <b>Open</b>		Secondary:	
Water: <b>Municipal</b>	Sewer: <b>Connected</b>	Outdoor Area:			
Room Sizes rounded to nearest ft	Storeys:	Levels of Suite:	Units in Bldg:	Laundry:	
Finished Area: <b>1,522</b>	Strata Fee: <b>\$0</b>	Display Suite #:	Units in Project:		
Total Area.: <b>1,522</b>	Strata Fee Incl:				
Floors	Down	Main	Up	Other	
Total SqFt		<b>1,522</b>			
Entrance		<b>11'2x1'6</b>			Legal: <b>Lot 6 Block 30 Plan VIP3268 Land District 34</b>
Kitchen		<b>11'4x10</b>			Restrictions:
Dining Room		<b>11'4x8'8</b>			Amenities: <b>Garden Area, Thermal Windows, Fully Fenced</b>
Living Room		<b>13x11'8</b>			Site Influences:
Family Room		<b>13'3x11'4</b>			Chattels <b>Fridge, stove, dw, washer, dryer INC</b>
Master		<b>15'6x11'3</b>			Mortgage:
Ensuite		<b>2pc</b>			Listing Office: <b>RE/MAX Ocean Pacific Realty (Cx)</b>
Bedroom		<b>9'5x9'5</b>			
Bathroom		<b>4pc</b>			
Den		<b>14'4x7'7</b>			
Other		<b>17x7'7</b>			
Laundry/Utli		<b>9'7x5'4</b>			

Private, cute, and lovingly cared for country home on a quiet street in Cumberland. Surrounded by colourful and well thought out landscaping, this home and property have been crafted to provide a rural feel without the maintenance. Inside you'll find a nicely sized solid wood kitchen and a unique semi-open concept living space. Character and warmth are highlighted by the wooden ceilings, efficient woodstove, skylights, and large living room windows facing out to the back yard. The craft room is a peaceful space to find inspiration - or could be a 3rd bedroom if preferred. The exterior features quality wood siding and soffits, deck space on 3 different sides of the home, an urban chicken coop, and a storage shed. Downtown shops, brewery, restaurants, hiking and biking trails are all just a short walk away. This a one of a kind package that properly complements the Cumberland lifestyle. View the 3D tour and floorplan.