



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: 109 Malcolm Place Unit: A		MLS@: 462082	Status: Active	List Price: \$389,900
Area: Zone 2- Comox Valley		Taxes: \$432	For Year: 2019	Sale Price:
Sub Area: Z2 Courtenay City City: Courtenay		PID#: 018-550-223	Zoning: Duplex	Sale Date:
Type: Half Duplex Cross St.:		Tax Roll#:	Z. Type: R2	Possession:
		Zone Jurisdiction: Courtenay, City of		Title To Land: Freehold
Style: Side x Side (Duplex)	Year Built: 1994	Exterior: Vinyl		
Sub/Complex:		Roof: Fiberglass Shingle		
Bedrooms: 3	Frontage:	Insulation: Walls:Yes Ceil:Yes		
Bathrooms: 3	Depth:	Construction: Frame		
Ensuite: 1	Sqft: 5,881	Flooring: Mixed, Laminate		
Age: 25	Acres: 0.14	Foundation: Yes		
Basement: Crawl		# Fireplaces:		
Bsmt Dev:		Fireplace Types:		
Fuel: Electric		Parking Access:	Elementary:	
Heating: Baseboard		Parking Spaces:	Middle:	
Aircondition:		Parking: Garage - Single	Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area:		
Room Sizes rounded to nearest ft		Stores:	Levels of Suite:	Units in Bldg:
Finished Area: 1,490 Total Area.: 1,490		Strata Fee: \$0	Display Suite #:	Units in Project:
Floors	Down	Main	Up	Other
Total SqFt		770	720	
Entrance		5'6x4		
Living Room		16'8x11'6		
Kitchen		15'8x12'5		
Dining Room		11'2x10'6		
Bathroom		2pc	4pc	
Laundry/Utli		8x6		
Master			15'10x11'1	
Ensuite			4pc	
Bedroom			11'10x9'4	
Bedroom			11'8x10	
Legal:		SL 2 Plan VIS2995 LD 15 Section 79 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN		
Restrictions:				
Amenities:				
Site Influences:		Central location, Family Oriented, Private Setting, Shopping Nearby, Recreation Nearby, Cul-de-sac		
Chattels		Fridge, Stove, DW, Washer, Dryer INC		
Mortgage:				
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)		

Excellent location for this half duplex tucked in a cul de sac in the popular family friendly Puntledge neighbourhood. This home is move-in ready with a great versatile layout that can be set up a few different ways depending on your lifestyle. The kitchen shines with newer stainless steel appliances and upgraded counters. Upstairs all three bedrooms are a surprisingly good size and the master features a full ensuite. The bonus here though is in the oversize private back yard - rare for a duplex. Plenty of room here for growing veggies, kids to play, or entertaining, and features a newer fence, shed, and a beautiful maple tree. From this prime location everything is only a few minutes away including Puntledge River, walking trails, good schools, and downtown Courtenay.