



This Listing Information has been provided to you by:

RE/MAX Ocean Pacific Realty (Crtny)

2230a Cliffe Ave., Courtenay
 Office Phone: (250) 334-9900
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Mason Walker*
 (250) 702-7061
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Address: 1944 Riverside Lane		Unit: 215	MLS@: 465931	Status: Active	List Price: \$322,500
Area: Zone 2- Comox Valley			Taxes: \$1,962	For Year: 2019	Sale Price:
Sub Area: Z2 Courtenay City		City: Courtenay	PID#: 030-198-437	Zoning: Multi-Family	Sale Date:
Type: Condo/Strata		Cross St.:	Tax Roll#:	Z. Type: MU-2	Possession: Vacant
			Zone Jurisdiction: Courtenay, City of		Title To Land: Freehold
Style: Apartment	Year Built: 2017	Exterior: Hardi Plank			
Sub/Complex: Riverside		Roof:			
Bedrooms: 2	Frontage:	Insulation:			
Bathrooms: 2	Depth:	Construction: Frame			
Ensuite: 1	Sqft:	Flooring:			
Age: 3	Acres:	Foundation: Yes			
Basement:		# Fireplaces:			
Bsmt Dev:		Fireplace Types:			
Fuel: Electric		Parking Access:		Elementary:	
Heating: Baseboard		Parking Spaces:		Middle:	
Aircondition:		Parking: Open		Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area: One Balcony			
Room Sizes rounded to nearest ft		Storeys: 4	Levels of Suite: 1	Units in Bldg:	Laundry: In Unit
Finished Area: 884		Strata Fee: \$268	Display Suite #: 1	Units in Project: 71	
Total Area.: 884		Strata Fee Incl: Management, Maintenance, Sewer, Garbage			
Floors	Down	Main	Up	Other	Shared Amenities: HRV, Secured Entry, Elevator
Total SqFt		860			Strata Info:
Living Room		16x10'11			Legal: SL 34 Plan EPS4292 LD 15 Section 68 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM
Kitchen		11'5x9'5			Restrictions:
Dining Room		12'5x8'3			Amenities: Wheelchair Access, Thermal Windows, HRV
Master Bedroom		10'5x10'4			Site Influences: Can Be Rented, Central location, View - Mountain, Shopping Nearby, Recreation Nearby, Quiet Area, Pets Allowed
Bedroom		10x9			Chattels: Fridge, Stove, DW, Washer, Dryer INC
Ensuite		4pc			Mortgage:
Bathroom		4pc			Listing Office: RE/MAX Ocean Pacific Realty (Cx)
Laundry/Uti		10'4x5			

The Courtenay River and estuary walkway are just steps from this complex - a location that can't be beat. Walk beside the river through the estuary or in the opposite direction to downtown Courtenay. Inside this 2 year young home you'll find modern finishes including quartz counters, stainless steel appliances, high end vinyl plank flooring, in-suite laundry, and an efficient Heat Recovery Ventilation system (HRV), all in a comfortable and bright layout. Catch some city and mountain views from the balcony outside. The Riverside complex boasts durable Hardi Plank siding, a secure and modern entry, elevator, plus a common room for get togethers. Pet friendly, rentals allowed, and the strata is managed by one of the most respected management companies in the Comox Valley. Excellent investment property or place to call home. Vacant and ready for occupancy. Come see this location! 3D tour at <https://my.matterport.com/show/?m=fNpcQZ7xqgW>



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Address: 1944 Riverside Lane Unit: 216		MLS@: 465880	Status: Active	List Price: \$337,500
Area: Zone 2- Comox Valley		Taxes: \$2,025	For Year: 2019	Sale Price:
Sub Area: Z2 Courtenay City City: Courtenay		PID#: 030-198-402	Zoning: Multi-Family	Sale Date:
Type: Condo/Strata Cross St.:		Tax Roll#:	Z. Type: MU-2	Possession: vacant
		Zone Jurisdiction: Courtenay, City of		Title To Land: Strata
Style: Apartment	Year Built: 2017	Exterior: Hardi Plank		
Sub/Complex: Riverstone		Roof:		
Bedrooms: 2	Frontage:	Insulation:		
Bathrooms: 2	Depth:	Construction: Frame		
Ensuite: 1	Sqft:	Flooring: Mixed		
Age: 3	Acres:	Foundation: Yes		
Basement:		# Fireplaces:		
Bsmt Dev:		Fireplace Types:		
Fuel: Electric		Parking Access:	Elementary:	
Heating: Baseboard		Parking Spaces:	Middle:	
Aircondition:		Parking:	Secondary:	
Water: Municipal	Sewer: Connected	Outdoor Area: One Balcony		
Room Sizes rounded to nearest ft		Storeys: 4	Levels of Suite: 2	Units in Bldg: 71
Finished Area: 884 Total Area.: 884		Strata Fee: \$268	Display Suite #:	Laundry: In Unit
Floors	Down	Main	Up	Other
Total SqFt		884		
Kitchen		10'5x10'4		
Living Room		16x10'11		
Dining Room		12'5x8'3		
Master		10'5x10'4		
Ensuite		4pc		
Bedroom		10x9		
Bathroom		4pc		
Laundry/Uti		10'4x5		
Legal:		Strata Lot 31 Plan EPS4292 LD 15 Section 68 TOGETHER W INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM		
Restrictions:				
Amenities:		Thermal Windows, HRV		
Site Influences:		Can Be Rented, Shopping Nearby, Recreation Nearby, Quiet Area		
Chattels		fridge, stove, dw, washer, dryer INC		
Mortgage:				
Listing Office:		RE/MAX Ocean Pacific Realty (Cx)		

Right next to the Courtenay River and just steps to the estuary walkway, this modern 2 year young condo has an amazing location. Inside you'll find modern finishes including quartz counters, stainless steel appliances, high end vinyl plank flooring, in-suite laundry, and an efficient Heat Recovery Ventilation system (HRV), all in a comfortable and bright layout. Some views of the river can be seen from the balcony of this second floor condo. This unit also has an allocated underground parking space (limited common property) and use of a storage unit (common property). The complex boasts durable Hardi Plank siding, a secure and modern entry, elevator, plus a common room for get togethers. Pet friendly and rentals are allowed. Excellent investment property or place to call home. Vacant and ready for occupancy. Come see this location!