



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: 2564 Kendal Ave Unit:		MLS@: 467897 Status: Active	List Price: \$649,900
Area: Zone 2- Comox Valley		Taxes: \$3,589 For Year: 2019	Sale Price:
Sub Area: Z2 Cumberland City: Cumberland		PID#: 028-932-269 Zoning: Single Family	Sale Date:
Type: Single Family Cross St.:		Tax Roll#: Z. Type: R2	Possession:
		Zone Jurisdiction: Cumberland, Village	Title To Land: Freehold
Style: 2 Storey-Main Lev Ent Year Built: 2015	Exterior: Wood		
Sub/Complex:	Roof: Fiberglass Shingle		
Bedrooms: 4 Frontage:	Insulation:		
Bathrooms: 3 Depth:	Construction: Frame		
Ensuite:	Flooring: Wood		
Age: 5 Sqft: 6,098	Foundation: Yes		
Basement: Crawl Acres: 0.14	# Fireplaces: 1		
Bsmt Dev:	Fireplace Types: Natural Gas		
Fuel: Electric	Parking Access:	Elementary:	
Heating: Heat Pump	Parking Spaces:	Middle:	
Aircondition:	Parking: Garage - Single	Secondary:	
Water: Municipal Sewer: Connected	Outdoor Area:		
Room Sizes rounded to nearest ft		Storeys:	Levels of Suite:
Finished Area: 1,710 Total Area.: 1,710	Strata Fee: \$0	Display Suite #:	Units in Bldg:
Floors	Down	Main	Up
Total SqFt		910	800
Entrance	8x5		
Living Room	13'8x9'10		
Dining Room	13'8x9		
Kitchen	18'10x9'2	9'10x9'3	
Bedroom	13'7x11'7	3pc	
Bathroom	2pc		
Garage	29x12'11		
Master		12'11x11	
Bedroom		9'10x9'3	
Bathroom		4pc	
Legal:	Lot 14, Plan EPP20118, District Lot 24, Nelson Land District		
Restrictions:			
Amenities:	Garden Area, Thermal Windows, Fully Fenced		
Site Influences:	Central location, Family Oriented, View - Mountain, Shopping Nearby, Recreation Nearby		
Chattels	Fridge, stove, dishwasher, washer, dryer INC		
Mortgage:			
Listing Office:	RE/MAX Ocean Pacific Realty (Cx)		

Built in 2015, this heritage style character home is one of a kind. Custom features including 10" x 12" fir beams, wide plank fir flooring, 9' ceilings, & concrete counters all give this home a solid and natural feel throughout. The cozy living space is open and bright and can be heated by either the gas fireplace or the efficient 3 ton heat pump. Upstairs you'll find 3 bedrooms including a master with full ensuite. The deck off of the master has spectacular mountain views over top of greenspace that this home backs onto. The 4th bedroom on the main floor would also make for a great play room or office. Built to a higher standard, the exterior showcases cedar cove siding plus an approx 400 sq ft garage with drive through doors & loft storage. The home's crawl space also provides plenty of clean dry storage. Topping off this package is the efficient hot water on demand, stainless steel appliances, & the use of only plywood (no OSB) throughout the build. Close to trails & downtown!