

Full Agent



1174 Silversmith Place - Lot 3 Edgewood - SHOW HOME

MLS® No: **892033** List Price: **\$1,349,000**
 Status: **Active** Original Price: **\$1,299,000**
 DOM: **7** Sold Price:
 List Date: **2022-01-05** Pending Date:
 Area: **Comox Valley** Sub Area: **CV Comox (Town of)**
 Sub Type: **Single Family Detached** Baths: **3**
 Beds: **4** Fireplaces: **1**
 Kitchens: **1** Lot SqFt: **6,996**
 Parking: **2** Lot Acres: **0.16**
 Fin SqFt: **2,988** Unfin SqFt: **0**
 Title: **Freehold** Storesys:
 Strata Fee: Year Built (Est): **2021**
 Taxes: **\$1,641** Tax Year: **2021**

	Lower	Main	Second	Third	Other
Fin SqFt	1,438	1,550			
Bedrooms	2	2			
Bathrooms	1	2			
Kitchens		1			

Recent: 01/07/2022 : Price Increase : \$1,299,000->\$1,349,000

Ballard Fine Homes Show Home in Edgewood Estates in North East Comox. This big and beautiful 2988 sqft main level entry with walk out basement has an open floor plan and features custom cabinets, soft close drawers, granite surfaces and a hidden butler's pantry. Come view the soaring vaulted ceilings, top grade hardwood flooring and stunning floor to ceiling stone fireplace. Amazing curb appeal, this home boasts natural stone accents, solid timber post and beams, cover stamped concrete patio, hardi-plank and cedar shake siding and a full landscape complement with in-ground irrigation, fencing and water feature. Full top grade appliance package included; this beautiful home will be move in ready. Show Home Hours are from 11 am - 2 pm, Thursday - Sunday. Join us and walk through your dream home today. GST is not included.

Interior

Bed: **4** Baths: **3** Kitchens: **1** Fireplaces: **1**
 2pc Baths: **0** 3pc Baths: **0** 4pc Baths: **2** 5+pc Baths: **0**
 2pc Ensuite: **0** 3pc Ensuite: **0** 4+pc Ensuite: **1** Beds or Dens: **4**
 FinSqFt Total: **2,988** FinSqFt Main: FinSqFt Aux: Layout: **Main Level Entry with Lower Level(s)**
 UnFin SqFt: **0** SqFt Total: **2,988** Basement: **Yes** Bsmt Hgt: **9' 0"**
 Laundry: **In House** Addl Accom: **Potential** Bsmt Desc: **Full, Partially Finished, Walk-Out Access**
 Accessibility: **Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main**
 FP Ftrs: **Gas** B&B?:
 Heating: **Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs: **Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area, Storage**
 Window Features:
 Appl Incl: **Built-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator**
 Other Equipment: **Central Vacuum Roughed-In**

Exterior/Building

Built (Est): **2021** Front Faces: **West** Storeys: Bldg Warranty: **Yes**
 Construction: **Frame Wood, Insulation All**
 Roof: **Fibreglass Shingle** Foundation: **Poured Concrete**
 Bldg Style: **Contemporary** Access: **Road: Paved**
 Lgl NC Use: **No** CSA Cert No: MHR Number:
 EnerGuide Rtg: EnerGuide Dt:
 Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Sprinkler System**

Lot

Lot SqFt: **6,996** Lot Acres: **0.16** Dimensions:
 Restrictions: **Building Scheme, Restrictive Covenants** Carport Spcs: **0** Park Spcs: **2**
 Park Type: **Garage Double** View: Waterfront: Garage Spcs: **2**
 Water: **Municipal** Sewer: **Sewer Connected** Services:
 Lot Ftrs: **Adult-Oriented Neighbourhood, Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Marina Nearby**
 Legal/Public Records

Assessed: **\$285,000** Assess Yr: **2021** Taxes: **\$1,641** Tax Year: **2021**
 Jurisdiction: **Town of Comox** Title: **Freehold**
 Zoning: **R1** Zone Desc: **Residential**
 PID: **031-045-049** Roll No: **1100032** Plan Number:
 Lot: Block: District Lot: Land District: **15**
 Legal Description: **Lot 3, Plan EPP95551, District Lot 244, Comox Land District**

Licensee Information

Licensee Name: **Phone** Brokerage: **Awd Split**
 List: [Derek Costantino](#) **250-334-3124** [Royal LePage-Comox Valley \(CV\)](#)
 CoList: [Donald Ballard*](#) **250-951-1732** [Maccdonald Realty \(Pkv\)](#)
 Buyer: Seller Name: **BALLARD FINE HOMES LTD** Seller Ph: **(250) 586-9400** Solicitation OK?: **No**
 Appt Ph: Brok Fee: **3.5% 100K & 1.5% bal**
 Access Code: Lckbx Loc: **FRONT DOOR**
 Licensee Notes: **Show Home Hours are from 11 am - 2 pm, Thursday - Sunday. Join us and walk through your dream home today. GST is not included.**
 Directions:
 Financing: Possession: **See Notes** Occupant:
 Terms: **None**
 Agent Info: **Information Package Available**
 Showing Instructions: **Call Listing Agent**
 *Personal Real Estate Corporation

Prices/Dates

List Price: **\$1,349,000** Sold Price: Original Price: **\$1,299,000** DoM: **7**
 List Date: **2022-01-05** Entered Date: **2022-01-07** Change Date: **2022-01-07** Offer Acceptance:
 Sale Entry Date: Pending Date: Proj. Close: Sold Date:
 Status Chg: **2022-01-07**
 Assess/FinSqFt: **\$95** Orig/FinSqFt: **\$435** List/FnSqFt: **\$451** Sld/FnSqFt:
 Sell/List: List/Assess: **4.73** Sell/Assess: LP Incl GST?: **No**

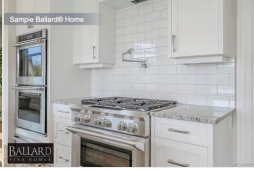
Media/Miscellaneous

Virtual Tour 1:
 Virtual Tour 2:
 Addnl Photos:
 Feature Sheet:
 Sales Brochure:
 Sound Bite:
 Foreign MLS® No: Foreign Board:
 Open Houses:
 Legacy MLS® No:

Photos



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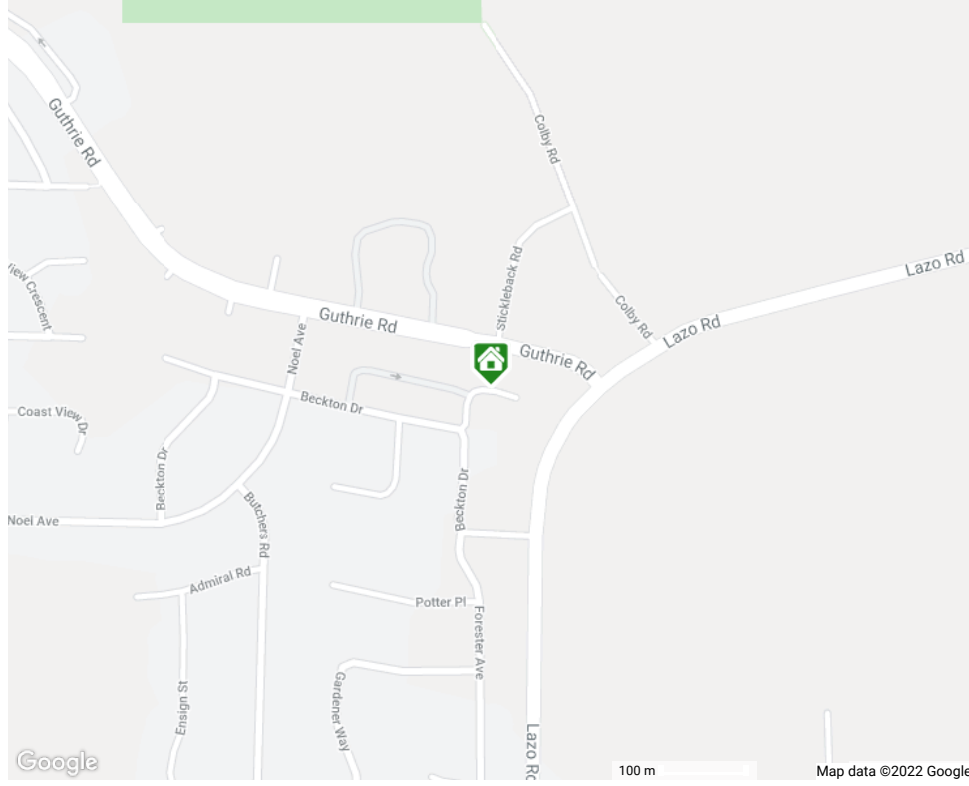
Rooms

Room Count: 13

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	4-Piece	Dining Room	Main	13'6X9'6
Bedroom	Lower	12'10X12'4	Ensuite	Main	5-Piece
Bedroom	Lower	13'6X12	Great Room	Main	20X16
Rec Room	Lower	20'2X16	Kitchen	Main	13'6X12'6
Studio	Lower	15X16'10	Laundry	Main	8X8'9
Bathroom	Main	4-Piece	Primary Bedroom	Main	15X12
Bedroom	Main	10'2X10			

Unfinished Areas		Layout Summary				
		Lower	Main	Second	Third	Other
Fin SqFt		1,438	1,550			
Bedrooms		2	2			
Bathrooms		1	2			
Kitchens			1			

Map



Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.