

Property Full Property View

3148 Mission Rd Courtenay BC V9N 3Z9 MLS® 890988 \$1,399,000 Active



MLS® No: 890988	List Price: \$1,399,000
Status: Active	Original Price: \$1,399,000
DOM: 41	Sold Price:
List Date: 2021-12-02	Pending Date:
Area: Comox Valley	Sub Area: CV Courtenay East
Sub Type: Single Family Detached	Baths: 4
Beds: 5	Fireplaces: 1
Kitchens: 2	Lot SqFt: 11,351
Parking: 2	Lot Acres: 0.26
Fin SqFt: 3,135	Unfin SqFt: 0
Title: Freehold	Stores: 0
Strata Fee:	Year Built (Est): 2022
Taxes: \$600	Tax Year: 2021

	Lower	Main	Second	Third	Other
Fin SqFt					
Bedrooms	3	2			
Bathrooms	2	2			
Kitchens	1	1			

Projected completion date August 1 st, 2022. Welcome to Ballard Fine Home's newest subdivision Northridge Estates, a beautiful wooded subdivision located in East Courtenay. This big and beautiful 3135sq/ft main level entry with fully finished suite below, has an open floor plan and features custom cabinets, soft close drawers, granite surfaces and a hidden butler's pantry. Soaring vaulted ceilings, top grade hardwood flooring and stunning floor to ceiling stone fireplace. Ballard Fine Homes builds residences of class and distinction and have a rock solid reputation up and down Vancouver Island. 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. GST is not included.

Interior

Beds: 5	Baths: 4	Kitchens: 2	Fireplaces: 1
2pc Baths: 0	3pc Baths: 0	4pc Baths: 3	5+pc Baths: 0
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 5
FinSqFt Total: 3,135	FinSqFt Main:	FinSqFt Aux:	Layout: Main Level Entry with Lower Level(s)
UnFin SqFt: 0	SqFt Total: 3,135	Basement: Yes	Stores: 0
Laundry: In House	Addl Accom: Exists	Bsmt Desc: Finished	Bsmt Hgt: 8' 0"
Accessibility: Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main		B&B?: Potential	Cooling: Air Conditioning
FP Ftrs: Gas			
Heating: Heat Pump			
Intr Ftrs: Cathedral Entry, Dining/Living Combo, Eating Area			
Window Features:			
Appl Incl: Built-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator, See Remarks			
Other Equipment:			

Exterior/Building

Built (Est): 2022	Front Faces: South	Stores: 0	Bldg Warranty: Yes
Construction: Frame Wood, Insulation All		Foundation: Poured Concrete	
Roof: Fibreglass Shingle		Access:	
Bldg Style: West Coast			MHR Number:
Lgl NC Use: No	CSA Cert No:	EnerGuide Dt:	
EnerGuide Rtg:			
Exterior Ftrs: Balcony/Patio, Sprinkler System			

Lot

Lot SqFt: 11,351	Lot Acres: 0.26	Dimensions:
Restrictions: Building Scheme, Restrictive Covenants		Carport Spcs: 0
Park Type: Attached, Garage Double		Park Spcs: 2
View:	Waterfront:	Garage Spcs: 2
Water: Municipal	Sewer: Sewer Available	Services: Underground Utilities
Lot Ftrs:		

Legal/Public Records

Assessed: \$0	Assess Yr: 2021	Taxes: \$600	Tax Year: 2021
Jurisdiction: City of Courtenay		Title: Freehold	
Zoning: R1-S	Zone Desc: Residential	Plan Number:	
PID: 031-341-632	Roll No: 0000000	District Lot:	Land District:
Lot:	Block:		
Legal Description: Lot 1 District Lot 236 Comox District Plan EPP102825			

Licensee Information

Licensee Name

List: [Derek Costantino](#)
CoList: [Donald Ballard*](#)

Phone

250-334-3124
250-951-1732

Brokerage

[Royal LePage-Comox Valley_\(CV\)](#)
[Macdonald Realty_\(Pkv\)](#)

Awd Split

Buyer:

Seller Name: **Ballard Fine Homes Ltd**

Seller Ph:

Solicitation OK?: **No**

Appt Ph:

Brok Fee: **3.5% 100K & 1.5% bal**

Access Code:

Lckbx Loc: **None**

Licensee Notes:

Directions:

Possession: **See Notes**

Financing:

Terms:

Occupant: **Vacant**

Agent Info: **Information Package Available**

Showing Instructions: **Appts by Touchbase, Call Listing Agent**

**Personal Real Estate Corporation*

Prices/Dates

List Price: **\$1,399,000**

Sold Price:

Original Price: **\$1,399,000**

DoM: **41**

List Date: **2021-12-02**

Entered Date: **2021-12-02**

Change Date: **2021-12-02**

Offer Acceptance:

Sale Entry Date:

Pending Date:

Proj. Close:

Sold Date:

Status Chg: **2021-12-02**

Assess/FinSqFt: **\$0**

Orig/FinSqFt: **\$446**

List/FnSqFt: **\$446**

Sld/FnSqFt:

Sell/List:

List/Assess:

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:





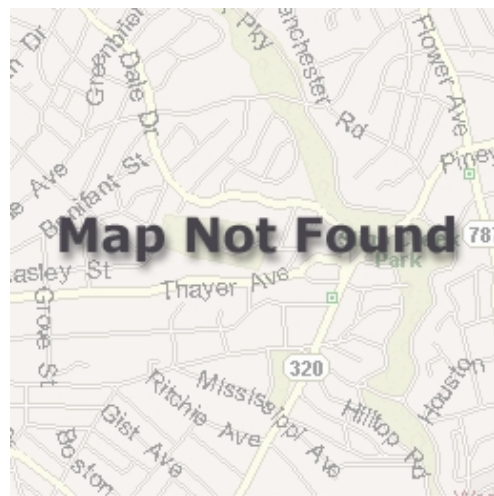
Room Count: 16

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	4-Piece	Bathroom	Main	4-Piece
Bathroom	Lower	4-Piece	Bedroom	Main	10'8x10
Bedroom	Lower	10'1x10'3	Dining Room	Main	10'6x11'6
Bedroom	Lower	11'8x11			

Bedroom	Lower	9'4x10'2	Ensuite	Main	4-Piece
Dining Room	Lower	10'6x9	Great Room	Main	18'2x18'2
Kitchen	Lower	14'7x10'6	Kitchen	Main	16'9x11'11
Living Room	Lower	18'2x16	Laundry	Main	7'5x8'10
			Primary Bedroom	Main	14x12'6

Unfinished Areas

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt					
Bedrooms	3	2			
Bathrooms	2	2			
Kitchens	1	1			



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.