

Property Full Property View

3205 Klanawa Cres Courtenay BC V9N 8L5 **MLS® 884031** **\$1,275,000** **Active**



MLS® No: 884031	List Price: \$1,275,000
Status: Active	Original Price: \$1,199,000
DOM: 156	Sold Price:
List Date: 2021-08-09	Pending Date:
Area: Comox Valley	Sub Area: CV Courtenay East
Sub Type: Single Family Detached	Baths: 2
Beds: 3	Fireplaces: 0
Kitchens: 1	Lot SqFt: 12,486
Parking: 2	Lot Acres: 0.29
Fin SqFt: 2,044	Unfin SqFt: 0
Title: Freehold	Stores:
Strata Fee:	Year Built (Est): 2022
Taxes: \$600	Tax Year: 2021

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

Projected completion date August 2022. Welcome to Ballard Fine Home's newest subdivision Northridge Estates, a beautiful wooded subdivision located in East Courtenay. This big & beautiful 2044sq/ft executive style rancher has an open floor plan & features custom cabinets, soft close drawers, granite surfaces & a hidden butler's pantry. Soaring vaulted ceilings, top grade hardwood flooring & stunning floor to ceiling stone fireplace. Ballard Fine Homes builds residences of class & distinction & have a rock solid reputation up & down Vancouver Island. Amazing curb appeal, this home boasts natural stone accents, solid timber post & beams, cover stamped concrete patio, hardi-plank & cedar shake siding & a full landscape complement with in-ground irrigation, fencing and water feature. This lot provides privacy and tranquility. Full top grade appliance package included; this beautiful home will be move in ready. GST is not included.

Interior

Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 0
2pc Baths: 0	3pc Baths: 0	4pc Baths: 1	5+pc Baths: 0
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 3
FinSqFt Total: 2,044	FinSqFt Main:	FinSqFt Aux:	Layout: Rancher
UnFin SqFt: 0	SqFt Total: 2,044	Basement: No	Stores:
Laundry: In House	Addl Accom:	Bsmt Desc: None	Bsmt Hgt:
Accessibility: Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main		B&B?:	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: Central Vacuum Roughed-In			

Exterior/Building

Built (Est): 2022	Front Faces: North	Stores:	Bldg Warranty:
Construction: Frame Wood, Insulation All		Foundation: Poured Concrete	
Roof: Fibreglass Shingle		Access: Road: Paved	
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: 12,486	Lot Acres: 0.29
Restrictions: Building Scheme, Restrictive Covenants	Dimensions:
Park Type: Attached, Garage Double	Carport Spcs: 0
View:	Park Spcs: 2
Water: Municipal	Garage Spcs: 2
Waterfront:	Services: Underground Utilities
Sewer: Sewer Available	
Lot Ftrs: Adult-Oriented Neighbourhood, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby	

Legal/Public Records

Assessed: \$0	Assess Yr: 2021	Taxes: \$600	Tax Year: 2021
Jurisdiction: City of Courtenay	Zone Desc: Residential	Title: Freehold	
Zoning: R1	Roll No: 0000000	Plan Number: EPP 102825	
PID: 031-341-730	Block:	District Lot: 236	Land District: Comox Dist
Lot: 11			
Legal Description: Lot 11 District Lot 236 Comox District Plan EPP102825			

Licensee Information

Licensee NameList: [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:

Financing:

Possession: **See Notes**Terms: **None**Occupant: **Vacant**Agent Info: **Information Package Available**Showing Instructions: **Appts by Touchbase, Call Listing Agent****Personal Real Estate Corporation***Prices/Dates**List Price: **\$1,275,000**

Sold Price:

Original Price: **\$1,199,000**DoM: **156**List Date: **2021-08-09**Entered Date: **2021-08-11**Change Date: **2021-09-21**

Offer Acceptance:

Sale Entry Date:

Pending Date:

Proj. Close:

Sold Date:

Status Chg: **2021-08-11**Assess/FinSqFt: **\$0**Orig/FinSqFt: **\$587**List/FnSqFt: **\$624**

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:

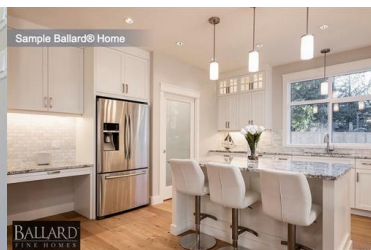
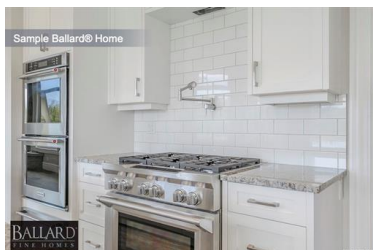
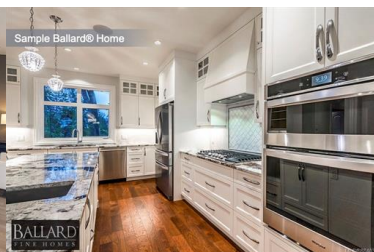
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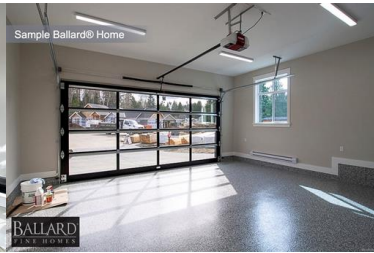
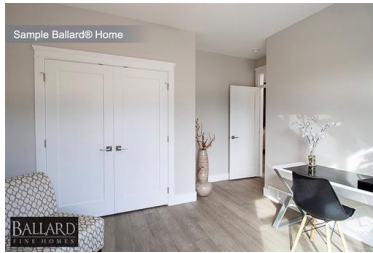
Foreign MLS® No:

Foreign Board:

Open Houses:

Legacy MLS® No:



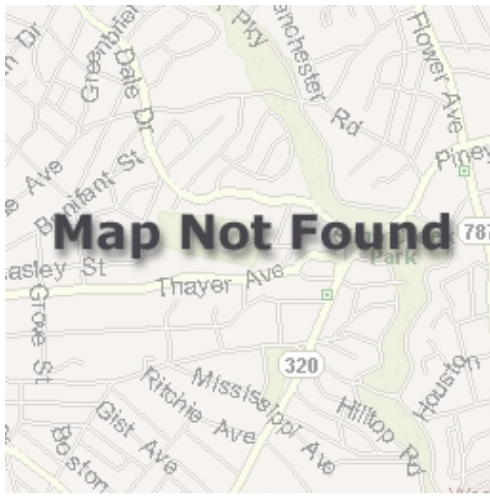


Room Count: 9

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	4-Piece	Great Room	Main	18'6x22
Bedroom	Main	11x10'8	Kitchen	Main	11x13
Bedroom	Main	11'8x12'5	Laundry	Main	15x7'2
Dining Room	Main	11x11	Primary Bedroom	Main	16x16
Ensuite	Main	5-Piece			

Unfinished Areas

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