

Property Full Property View

3221 Klanawa Cres Courtenay BC V9N 8L5 **MLS® 879091** **\$1,149,000** **Active**



MLS® No: 879091	List Price: \$1,149,000
Status: Active	Original Price: \$1,049,000
DOM: 208	Sold Price:
List Date: 2021-06-18	Pending Date:
Area: Comox Valley	Sub Area: CV Courtenay East
Sub Type: Single Family Detached	Baths: 2
Beds: 3	Fireplaces: 1
Kitchens: 1	Lot SqFt: 7,050
Parking: 2	Lot Acres: 0.16
Fin SqFt: 1,887	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 July 2022. Welcome to Ballard Fine Home's newest subdivision in Northridge Estates, a beautiful wooded subdivision located in East Courtenay. This beautiful 1887sq /ft executive style rancher 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 limber post and beams, cover stamped concrete patio, hardi -plank and cedar shake siding and a full landscape complement with inground 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: 3	Baths: 2	Kitchens: 1	Fireplaces: 1
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: 1,887	FinSqFt Main:	FinSqFt Aux:	Layout: Rancher
UnFin SqFt: 0	SqFt Total: 1,887	Basement: No	Stores:
Laundry: In House	Addl Accom:	Bsmt Desc: None	Bsmt Hgt:
Accessibility: Accessible Entrance, Ground Level Main Floor, No Step Entrance			
FP Ftrs: Gas		B&B?:	
Heating: Heat Pump		Cooling: Air Conditioning	
Intr Ftrs: Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area			
Window Features:			
Appl Incl: Built-in Range, Dishwasher, F/S/W/D			
Other Equipment: Central Vacuum Roughed-In			

Exterior/Building

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

Lot

Lot SqFt: 7,050	Lot Acres: 0.16	Dimensions:
Restrictions: Building Scheme, Restrictive Covenants		Carport Spcs: 0
Park Type: Attached, Garage		Park Spcs: 2
View:	Waterfront:	Garage Spcs: 1
Water: Municipal	Sewer: Sewer Available	Services: Underground Utilities
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: 0	Taxes: \$600
Jurisdiction: City of Courtenay		Title: Freehold
Zoning: R1	Zone Desc: Residential	Plan Number:
PID: 031-341-705	Roll No: 0000	District Lot:
Lot:	Block:	Land District:
Legal Description: Lot 8 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: **Under Construction**

Licensee Notes:

Directions:

Possession: **See Notes**

Financing:

Terms:

Occupant: **Vacant**

Agent Info:

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

**Personal Real Estate Corporation*

Prices/Dates

List Price: **\$1,149,000**

Sold Price:

Original Price: **\$1,049,000**

DoM: **208**

List Date: **2021-06-18**

Entered Date: **2021-06-18**

Change Date: **2021-10-25**

Offer Acceptance:

Sale Entry Date:

Pending Date:

Proj. Close:

Sold Date:

Status Chg: **2021-06-18**

Assess/FinSqFt: **\$0**

Orig/FinSqFt: **\$556**

List/FnSqFt: **\$609**

Slid/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 Board:

Foreign MLS® No:

Open Houses:

Legacy MLS® No:



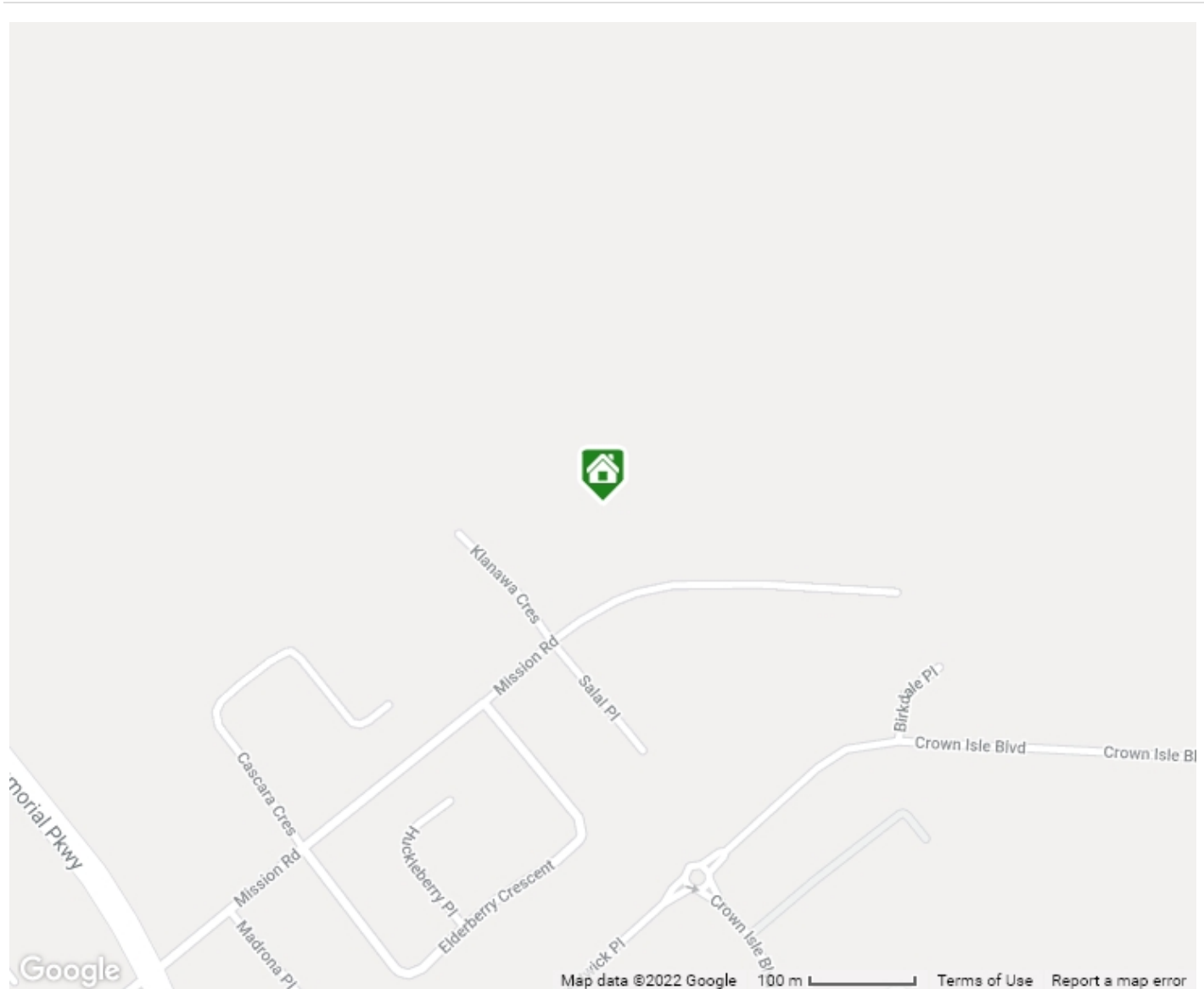
Lot & House Ridge Project
Photo: [unreadable]

Room Count: **10**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	4-Piece	Great Room	Main	18'6x19
Bedroom	Main	11'8x10'2	Kitchen	Main	10'6x14'2
Bedroom	Main	11'8x10'2	Laundry	Main	10'3x6'1
Dining Room	Main	10'6x11	Primary Bedroom	Main	14x13'6
Ensuite	Main	5-Piece			

Unfinished Areas		
Area	Level	Dimensions/Pieces
Garage	Main	21x20'6

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.

