

Property Full Property View

3221 Klanawa Cres Courtenay BC V9N 8L5 MLS® 927196 \$1,138,888 Active



MLS® No: 927196	List Price: \$1,138,888
Status: Active	Original Price: \$1,138,888
DOM: 27	Sold Price:
List Date: 2023-03-22	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: 0
Strata/Pad Fee:	Year Built (Est): 2022
Taxes: \$2,143	Tax Year: 2022

	Lower	Main	Second	Third	Other
Fin SqFt		1,887			
Bedrooms		3			
Bathrooms		2			
Kitchens		1			

Ballard Fine Homes Show Home, this gorgeous executive home is the last available rancher in beautiful Northridge Estates, one of the Comox Valley's most sought after addresses. Oozing class and elegance from the minute you enter this home you will love the feel as you gaze through the great room to a spectacular water feature nestled in a protected tree buffer giving the sense of living in nature. Just minutes to the new Comox hospital, Costco, Home Depot, transit as well as your favourite stores and restaurants, schools, parks and aquatic centre. With exquisite finishings throughout, this home boasts 7" hardwood flooring, stunning white marble heated floors and showers. Custom cabinets, quartz counters, custom closets and beautiful floor to ceiling rock & gas fireplace. The french doors off the great room lead to a covered stamped concrete patio and cozy low maintenance rear yard. This home is now complete and available for immediate possession.

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 Bldg:	FinSqFt Aux Bldg:	Layout: Rancher
UnFin SqFt: 0	SqFt Total: 1,887		Stores: 0
Laundry: In House	Addl Accom:	Basement: No	Bsmt Hgt:
Accessibility: Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main		Bsmt Desc: Crawl Space	
Flooring: Mixed		B&B?:	
FP Ftrs: Gas		Cooling: Air Conditioning	
Heating: Heat Pump		Intr Ftrs: Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area	
Window Features:		Appl Incl: Built-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator	
Other Equipment: Central Vacuum Roughed-In			

Exterior/Building

Built (Est): 2022	Front Faces: North	Stores: 0
Construction: Frame Wood, Insulation All		Bldg Warranty: Yes
Roof: Asphalt Shingle		Foundation: Poured Concrete
Bldg Style: West Coast		Access: Road: Paved
Lgl NC Use: No	CSA Cert No:	MHR Number:
EnerGuide Rtg:		EnerGuide Dt:
Exterior Ftrs: Balcony/Patio, Low Maintenance Yard, Sprinkler System, Water Feature		
Other Structures:		

Lot

Lot SqFt: 7,050	Lot Acres: 0.16	Dimensions:
Restrictions: Building Scheme, Restrictive Covenants		Carport Spcs: 0
Park Type: Garage Double		Park Spcs: 2
View:	Waterfront:	Garage Spcs: 2
Water: Municipal	Sewer: Sewer Connected	Services: Underground Utilities
Lot Ftrs: Adult-Oriented Neighbourhood, Central Location, Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby, In Wooded Area		

Legal/Public Records

Assessed: \$394,000	Assess Yr: 2022	Taxes: \$2,143
Jurisdiction: City of Courtenay		Title: Freehold
Zoning: R1	Zone Desc: Residential	Tax Year: 2022
PID: 031-341-705	Roll No: 1963888	Plan Number: EPP102825
Lot: 8	Block:	District Lot: 236
		Land District: 15

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	Macdonald Realty (Pkv)	
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: Contact L/S		
Licensee Notes: Easy to show, lockbox on garage door. Call Derek for any/all information			
Directions:		Possession: See Notes	
Financing:			Occupant: Vacant
Terms: None			
Agent Info: Information Package Available			
Showing Instructions: Call Listing Agent			
<i>*Personal Real Estate Corporation</i>			

Prices/Dates

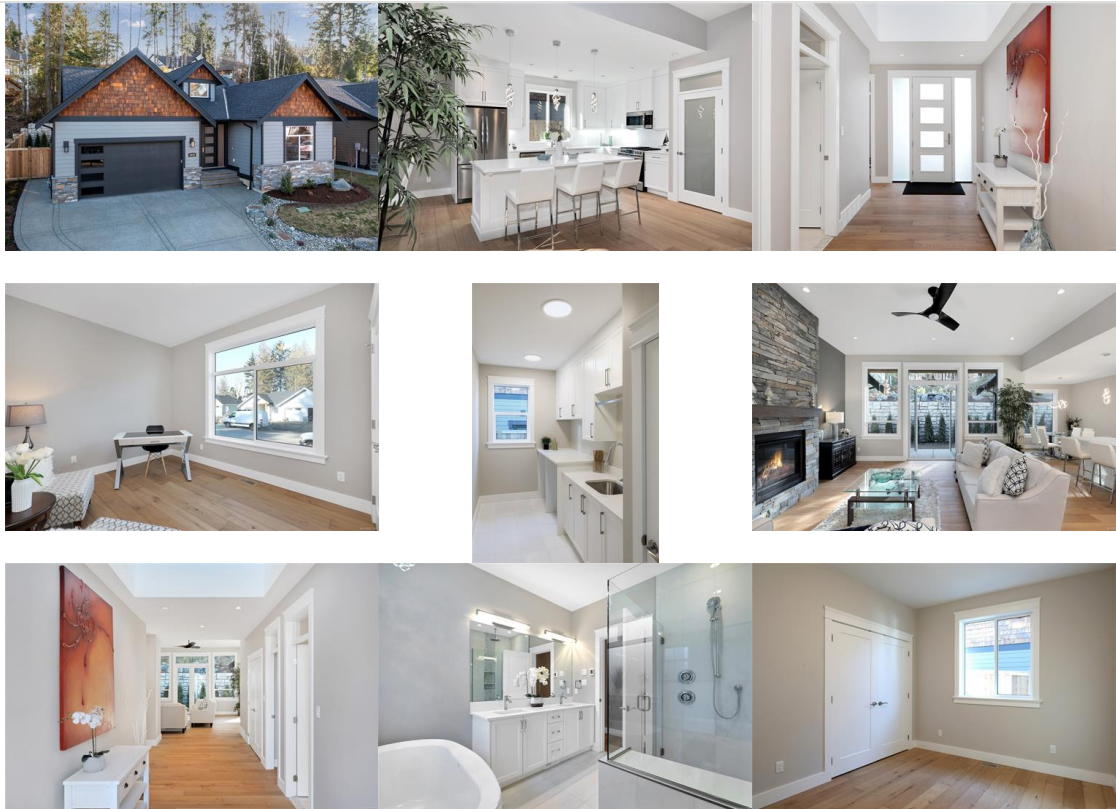
List Price: \$1,138,888	Sold Price:	Original Price: \$1,138,888	DoM: 27
List Date: 2023-03-22	Entered Date: 2023-03-22	Change Date: 2023-03-22	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Assess/FinSqFt: \$209	Orig/FinSqFt: \$604	List/FnSqFt: \$604	Sld/FnSqFt:
Sell/List:	List/Assess: 2.89	Sell/Assess:	LP Incl GST?: No

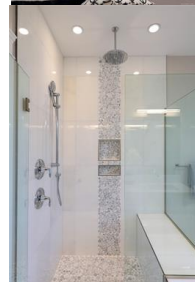
Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2023-03-22	New Listing	ACT-> \$1,138,888	27

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: 9

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	4-Piece	Ensuite	Main	5-Piece
Bedroom	Main	11'8"x10'2"	Great Room	Main	18'6"x19'0"
Bedroom	Main	11'8"x10'2"	Kitchen	Main	10'6"x14'2"
Bedroom - Primary	Main	14x13'6"	Laundry	Main	10'3"x6'1"
Dining Room	Main	10'6"x11'9"			

Unfinished Areas

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,887			
Bedrooms		3			
Bathrooms		2			
Kitchens		1			