

Full Agent



MLS® No: **891059** List Price: **\$1,399,000**
 Status: **Active** Original Price: **\$1,379,000**
 DOM: **63** Sold Price:
 List Date: **2021-12-03** Pending Date:
 Area: **Comox Valley** Sub Area: **CV Courtenay East**
 Sub Type: **Single Family Detached** Baths: **3**
 Beds: **2** Fireplaces: **1**
 Kitchens: **1** Lot SqFt: **7,007**
 Parking: **2** Lot Acres: **0.16**
 Fin SqFt: **3,126** Unfin SqFt: **0**
 Title: **Freehold** Storesys:
 Strata Fee: Year Built (Est): **2022**
 Taxes: **\$600** Tax Year: **2021**

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

Recent: 02/03/2022 : Price Increase : \$1,379,000->\$1,399,000

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 3126sq/ft main level entry with finished walkout basement, 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: **2** Baths: **3** Kitchens: **1** Fireplaces: **1**
 2pc Baths: **1** 3pc Baths: **0** 4pc Baths: **1** 5+pc Baths: **0**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **2**
 FinSqFt Total: **3,126** FinSqFt Main: FinSqFt Aux: Layout: **Main Level Entry with Lower Level(s)**
 UnFin SqFt: **0** SqFt Total: **3,126** Basement: **Yes** Bsmt Desc: **Walk-Out Access**
 Laundry: **In House** Addl Accom: **Potential** B&B?: **Potential** Cooling: **Air Conditioning**
 Accessibility: **Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main**
 FP Ftrs: **Gas** Heating: **Heat Pump** Intr Ftrs: **Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area**
 Window Features:
 Appl Incl: **Build-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator, See Remarks**
 Other Equipment: **Central Vacuum Roughed-In**

Exterior/Building

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

Lot

Lot SqFt: **7,007** Lot Acres: **0.16** Dimensions:
 Restrictions: **Building Scheme, Restrictive Covenants** Carport Spcs: **0** Park Spcs: **2**
 Park Type: **Attached, Garage Double** View: Waterfront: Garage Spcs: **2**
 Water: **Municipal** Sewer: **Sewer Available** Services: **Underground Utilities**
 Lot Ftrs: **Adult-Oriented Neighbourhood, Corner, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby**

Legal/Public Records

Assessed: **\$0** Assess Yr: **0** Taxes: **\$600** Tax Year: **2021**
 Jurisdiction: **City of Courtenay** Title: **Freehold**
 Zoning: **R1-S** Zone Desc: **Residential** Plan Number:
 PID: **031-341-781** Roll No: **00000000** District Lot:
 Lot: Block: Land District:
 Legal Description: **Lot 16 district lot 236 Comox district plan EPP102825**

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 \(Pkvj\)](#)
 Buyer: Seller Name: **Ballard Fine Homes LTD** Seller Ph: Solicitation OK?: **No**
 Appt Ph: Brok Fee: **3.5/100 1.5/bal**
 Access Code: Lckbx Loc: **Under construction**
 Licensee Notes:
 Directions:
 Financing: Possession: **See Notes** Occupant: **Vacant**
 Terms:
 Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Touchbase, Call Listing Agent**
 *Personal Real Estate Corporation

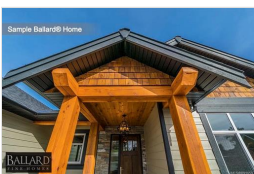
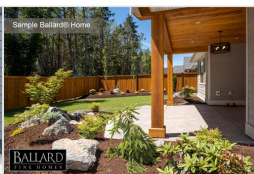
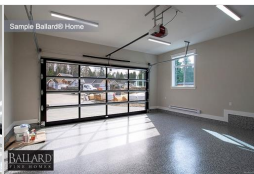
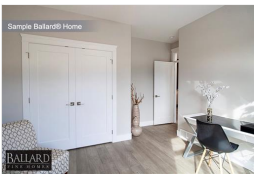
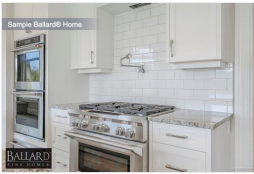
Prices/Dates

List Price: **\$1,399,000** Sold Price: Original Price: **\$1,379,000** DoM: **63**
 List Date: **2021-12-03** Entered Date: **2021-12-03** Change Date: **2022-02-03** Offer Acceptance:
 Sale Entry Date: Pending Date: Proj. Close: Sold Date:
 Status Chg: **2021-12-03**
 Assess/FnSqFt: **\$0** Orig/FnSqFt: **\$441** List/FnSqFt: **\$448** 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:

Photos



Map

