



Donald Ballard
ballard@macrealty.com



**3221 Klanawa Cres
CV Courtenay East ~ V9N 8L5**

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,887
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Gas
App Incl: Built-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator
Intr Ftrs: Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area

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

Listing Summary	
MLS@: 918243	List Price: \$1,177,000
Status: Active	Orig Price: \$1,177,000
Sub Type: SF Det	Sold Price:
DOM: 30	Pend Date:
Taxes: \$2,143	Strata Fee:
0 Asmt: \$0	Title: Freehold

Remarks

Welcome to Ballard Fine Home's newest show home located in Northridge Estates. This beautiful 1887sq/it executive style rancher has an open floor plan and features custom cabinets, soft close drawers and granite surfaces. 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 limber natural stone accents, solid 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 is move in ready. GST is not included.

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	0	1,887	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Frnt Faces: N **Bldg Style:** West Coast **Cool:** Air Conditioning
Built (est): 2022 **Lgl NC Use:** No **Bldg Warr:** Yes **Heat:** Heat Pump
Oth Equ: Central Vacuum Roughed-In **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Const Mt: Frame Wood, Insulation All **Fndn:** Poured Concrete
Ext Feat: Balcony/Patio, Low Maintenance Yard, Sprinkler System, Water Feature **Accss:** Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 7,050sqft / 0.16ac **Dims (w/d):** **Waterfront:**
Prk Type: Garage Double **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Underground Utilities
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscape
Complex: **Mgd By:** **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Total #:** 2 **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:** **Restrictions:** Building Scheme, Restrictive Covenants
Gnd/Top?: **Lvls/Suite:** **Str Lot Incl:**
Shrd Am: **Unit Incl:**

Agency Information

Coop Brok Fee: 3.5% 100K & 1.5% bal
Licensee **Phone** **Office**
L: Derek Costantino 250-334-3124 Royal LePage-Comox Valley (CV) **Sllr:** Ballard Fine Homes Ltd
CL1: Emma Whittington 250-650-4528 Royal LePage-Comox Valley (CV) **Financing:** None
CL2: Donald Ballard* 250-951-1732 Macdonald Realty (Pkvl) **Fin Notes:**
B:
CB1: **Possession:** See Notes
CB2: **Listed:** 2022/10/31 **Sold:**
Appt Ph: **KeyBox/Bzzr:** Contact L/S **Modified:** 2022/11/05 **\$Chg:** 2022/11/01
Show Call Listing Agent ~ Information Package Available
Reqs, Ag
Info, Lic
Notes &