

## Property Full Property View

3221 Klanawa Cres Courtenay BC V9N 8L5    MLS® 904873    \$1,249,500    Active



MLS® No: <b>904873</b>	List Price: <b>\$1,249,500</b>
Status: <b>Active</b>	Original Price: <b>\$1,249,500</b>
DOM: <b>7</b>	Sold Price:
List Date: <b>2022-05-30</b>	Pending Date:
Area: <b>Comox Valley</b>	Sub Area: <b>CV Courtenay East</b>
Sub Type: <b>Single Family Detached</b>	Baths: <b>2</b>
Beds: <b>3</b>	Fireplaces: <b>1</b>
Kitchens: <b>1</b>	Lot SqFt: <b>7,050</b>
Parking: <b>2</b>	Lot Acres: <b>0.16</b>
Fin SqFt: <b>1,887</b>	Unfin SqFt: <b>0</b>
Title: <b>Freehold</b>	Stores: <b>0</b>
Strata/Pad Fee:	Year Built (Est): <b>2022</b>
Taxes: <b>\$600</b>	Tax Year: <b>2021</b>

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

Recent: **05/30/2022** : **New Listing**

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: <b>3</b>	Baths: <b>2</b>	Kitchens: <b>1</b>	Fireplaces: <b>1</b>
2pc Baths: <b>0</b>	3pc Baths: <b>0</b>	4pc Baths: <b>1</b>	5+pc Baths: <b>0</b>
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>1</b>	Beds or Dens: <b>3</b>
FinSqFt Total: <b>1,887</b>	FinSqFt Main:	FinSqFt Aux:	Layout: <b>Rancher</b>
UnFin SqFt: <b>0</b>	SqFt Total: <b>1,887</b>	Basement: <b>No</b>	Stores: <b>0</b>
Laundry: <b>In House</b>	Addl Accom: <b>None</b>	Bsmt Desc: <b>Crawl Space</b>	Bsmt Hgt:
Accessibility: <b>Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main</b>		B&B?:	Cooling: <b>Air Conditioning</b>
FP Ftrs: <b>Gas</b>			
Heating: <b>Heat Pump</b>			
Intr Ftrs: <b>Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area</b>			
Window Features:			
Appl Incl: <b>Built-in Range, Dishwasher, F/S/W/D</b>			
Other Equipment: <b>Central Vacuum Roughed-In</b>			

### Exterior/Building

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

### Lot

Lot SqFt: <b>7,050</b>	Lot Acres: <b>0.16</b>	Dimensions:
Restrictions: <b>Building Scheme, Restrictive Covenants</b>		Carport Spcs: <b>0</b>
Park Type: <b>Attached, Garage</b>		Park Spcs: <b>2</b>
View:	Waterfront:	Garage Spcs: <b>1</b>
Water: <b>Municipal</b>	Sewer: <b>Sewer Available</b>	Services: <b>Natural Gas Connected, Underground Utilities</b>
Lot Ftrs: <b>Adult-Oriented Neighbourhood, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby</b>		

### Legal/Public Records

Assessed: <b>\$0</b>	Assess Yr: <b>2021</b>	Taxes: <b>\$600</b>	Tax Year: <b>2021</b>
Jurisdiction: <b>City of Courtenay</b>	Zone Desc: <b>Residential</b>	Title: <b>Freehold</b>	
Zoning: <b>R1</b>	Roll No: <b>0000</b>	Plan Number:	
PID: <b>031-341-705</b>	Block:	District Lot:	Land District:
Legal Description: <b>Lot 8 district lot 236 Comox District Plan EPP102825</b>			

### Licensee Information

**Licensee Name**

List: [Derek Costantino](#)  
 CoList: [Emma Whittington](#)  
 CoList2: [Donald Ballard\\*](#)

**Phone**

**250-334-3124**  
**250-650-4528**  
**250-951-1732**

**Brokerage**

[Royal LePage-Comox Valley \(CV\)](#)  
[Royal LePage-Comox Valley \(CV\)](#)  
[Macdonald Realty \(Pkvl\)](#)

**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: **See TB**

Licensee Notes:

Directions:

Financing:

Possession: **See Notes**Terms: **None**Occupant: **Vacant**

Agent Info:

Showing Instructions: **Appts by Touchbase, Call Listing Agent***\*Personal Real Estate Corporation***Prices/Dates**List Price: **\$1,249,500**

Sold Price:

Original Price: **\$1,249,500**DoM: **7**List Date: **2022-05-30**Entered Date: **2022-05-30**Change Date: **2022-05-30**

Offer Acceptance:

Sale Entry Date:

Pending Date:

Proj. Close:

Sold Date:

Status Chg: **2022-05-30**Assess/FinSqFt: **\$0**Orig/FinSqFt: **\$662**List/FnSqFt: **\$662**

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:

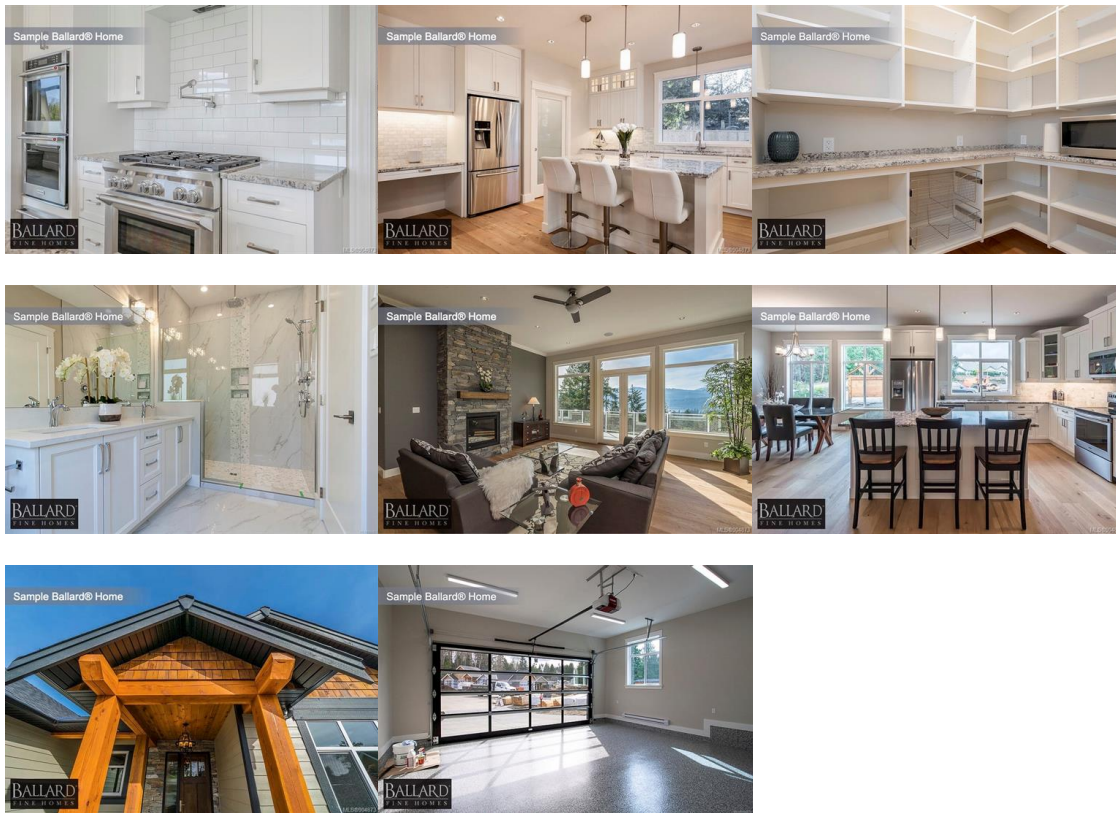
Foreign MLS® No:

Foreign Board:

Open Houses:

Legacy MLS® No:





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		1,887			
Bedrooms		3			
Bathrooms		2			
Kitchens		1			