

Property Full Property View

1163 Silversmith Pl Comox BC V9M 3Y5 MLS® 896596 \$1,495,000 Active

Full Agent



MLS® No: 896596	List Price: \$1,495,000
Status: Active	Original Price: \$1,495,000
DOM: 1	Sold Price:
List Date: 2022-03-10	Pending Date:
Area: Comox Valley	Sub Area: CV Comox (Town of)
Sub Type: Single Family Detached	Baths: 3
Beds: 4	Fireplaces: 1
Kitchens: 0	Lot SqFt: 7,557
Parking: 2	Lot Acres: 0.17
Fin SqFt: 2,219	Unfin SqFt: 0
Title: Freehold	Stores:
Strata/Pad Fee:	Year Built (Est): 2022
Taxes: \$1,688	Tax Year: 2021

	Lower	Main	Second	Third	Other
Fin SqFt		1,652	567		
Bedrooms		2	2		
Bathrooms		2	1		
Kitchens					

Recent: 03/10/2022 : New Listing

Ballard Fine Homes bring class and distinction to North East Comox in Edgewood Estates. This stunning 2219sq/ft rancher with upper level (2 additional bedrooms and bathroom) backs on to a dedicated tree belt and is uber private and 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. 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. October 31st Possession Date.

Interior

Beds: 4	Baths: 3	Kitchens: 0	Fireplaces: 1
2pc Baths: 0	3pc Baths: 1	4pc Baths: 1	5+pc Baths: 0
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 4
FinSqFt Total: 2,219	FinSqFt Main:	FinSqFt Aux:	Layout: Main Level Entry with Upper Level(s)
UnFin SqFt: 0	SqFt Total: 2,219	Basement: No	Stores:
Laundry: In House	Addl Accom:	Bsmt Desc: Crawl Space	Bsmt Hgt:
Accessibility: Primary Bedroom on Main		B&B?:	
FP Ftrs: Living Room		Cooling: Air Conditioning	
Heating: Heat Pump, Natural Gas			
Intr Ftrs: Cathedral Entry, Closet Organizer, Controlled Entry, Dining Room, Dining/Living Combo			
Window Features:			
Appl Incl: Dishwasher, F/S/W/D, Microwave			
Other Equipment: Central Vacuum Roughed-In			

Exterior/Building

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

Lot

Lot SqFt: 7,557	Lot Acres: 0.17	Dimensions:
Restrictions:		
Park Type: Attached, Garage Double		Carport Spcs: 0
View:	Waterfront:	Park Spcs: 2
Water: Municipal	Sewer: Sewer Connected	Garage Spcs: 2
Lot Ftrs: Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Near Golf Course, Quiet Area, In Wooded Area		Services: Natural Gas Connected, Underground Utilities

Legal/Public Records

Assessed: \$0	Assess Yr: 0	Taxes: \$1,688
Jurisdiction: Town of Comox		Title: Freehold
Zoning: R1-S	Zone Desc: Residential	Plan Number:
PID: 031-045-073	Roll No: 1100035	

Lot: Block: District Lot: Land District:
Legal Description: **LOT 6 DISTRICT LOT 244 COMOX DISTRICT PLAN EPP95551**

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 \(Pkvl\)](#)
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: **1174 Silversmith Place**
Licensee Notes: **Give your client's a feel for Ballard Fine Home's quality at their show home, located at 1174 Silversmith Place, Comox. Opening hours are 11am-2pm Friday and Saturday, on lockbox outside of those hours.**
Directions:
Financing: Possession: **See Notes** Occupant:
Terms: **None**
Agent Info:
Showing Instructions: **Appts by Touchbase, Message and Go**
**Personal Real Estate Corporation*

Prices/Dates

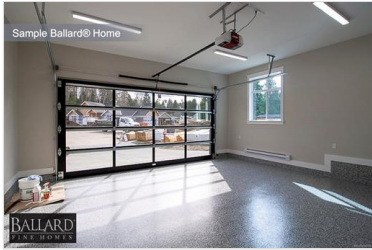
List Price: **\$1,495,000** Sold Price: Original Price: **\$1,495,000** DoM: **1**
List Date: **2022-03-10** Entered Date: **2022-03-10** Change Date: **2022-03-10** Offer Acceptance:
Sale Entry Date: Pending Date: Proj. Close: Sold Date:
Status Chg: **2022-03-10**
Assess/FinSqFt: **\$0** Orig/FinSqFt: **\$674** List/FnSqFt: **\$674** 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





Rooms

Room Count: **11**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	3-Piece	Living Room	Main	13'3x12'2
Bedroom	Main	10'9x11	Primary Bedroom	Main	13x13
Dining Room	Main	13x9'6	Bathroom	Second	4-Piece
Ensuite	Main	5-Piece	Bedroom	Second	12x12'5
Great Room	Main	21x18	Bedroom	Second	12x12'5
Laundry	Main	9x5'6			

Unfinished Areas

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,652	567		
Bedrooms		2	2		
Bathrooms		2	1		
Kitchens					

Map

