

Property Full Property View

1168 Silversmith PI Comox BC V9M 3Y5 MLS® 928914 \$1,299,888 Active



MLS® No: 928914	List Price: \$1,299,888
Status: Active	Original Price: \$1,299,888
DOM: 6	Sold Price:
List Date: 2023-04-12	Pending Date:
Area: Comox Valley	Sub Area: CV Comox (Town of)
Sub Type: Single Family Detached	Baths: 4
Beds: 3	Fireplaces: 1
Kitchens: 2	Lot SqFt: 7,290
Parking: 2	Lot Acres: 0.17
Fin SqFt: 2,835	Unfin SqFt: 0
Title: Freehold	Stores: 0
Strata/Pad Fee:	Year Built (Est): 2022
Taxes: \$600	Tax Year: 2021

	Lower	Main	Second	Third	Other
Fin SqFt	1,365	1,467			
Bedrooms	2	1			
Bathrooms	2	2			
Kitchens	1	1			

Recent: 04/13/2023 : New Listing

This big and beautiful 2835sq/ft main level entry with full lower level legal income suite is steps to the beach, the Northeast Woods and all levels of schools in quaint Comox. Boasting an open floor plan and featuring 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, hard - plank and cedar shake siding and a full landscape complement with in -ground irrigation and fencing. Full top grade appliance package included; this beautiful home is move in ready today.. Stunning homes, beautiful location and fantastic quality, call your agent and have a look today.

Interior

Beds: 3	Baths: 4	Kitchens: 2	Fireplaces: 1
2pc Baths: 0	3pc Baths: 2	4pc Baths: 1	5+pc Baths: 0
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 4
FinSqFt Total: 2,835	FinSqFt Main Bldg: 0	FinSqFt Aux Bldg: 0	Layout: Main Level Entry with Lower Level(s)
UnFin SqFt: 0	SqFt Total: 2,835	Basement: Yes	Stores: 0
Laundry: In House	Addl Accom: Exists	Bsmt Desc: Finished, Walk-Out Access	Bsmt Hgt: 9' 0"
Accessibility: Primary Bedroom on Main		B&B?: Potential	
Flooring:		Cooling: Air Conditioning	
FP Ftrs: Gas			
Heating: Heat Pump, Natural Gas			
Intr Ftrs: Cathedral Entry, Closet Organizer, Dining/Living Combo, Eating Area			
Window Features:			
Appl Incl: Built-in Range, Dishwasher, Microwave, Oven/Range Electric, Refrigerator, See Remarks			
Other Equipment: Central Vacuum Roughed-In			

Exterior/Building

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

Lot

Lot SqFt: 7,290	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: Adult-Oriented Neighbourhood, Corner, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Marina Nearby, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby		Services: Natural Gas Connected, Underground Utilities

Legal/Public Records

Assessed: \$0	Assess Yr: 2023	Taxes: \$600	Tax Year: 2021
Jurisdiction: Town of Comox		Title: Freehold	
Zoning: R1-S	Zone Desc: Residential		
PID: 031-045-057	Roll No: 1100033	Plan Number: EPP95551	
Lot: 4	Block:	District Lot: 244	Land District: 15
Legal Description: Lot 4, Plan EPP95551, District Lot 244, Comox Land District			

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: (250) 334-3124	Brok Fee: 3.5% 100K & 1.5% bal		
Access Code:	Lckbx Loc: Garage man door		
Licensee Notes:			
Directions:			
Financing:		Possession: See Notes	
Terms: None			Occupant: Vacant
Agent Info: Information Package Available			
Showing Instructions: Appts by Touchbase, Call Listing Agent			
<i>*Personal Real Estate Corporation</i>			

Prices/Dates

List Price: \$1,299,888	Sold Price:	Original Price: \$1,299,888	DoM: 6
List Date: 2023-04-12	Entered Date: 2023-04-13	Change Date: 2023-04-13	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Assess/FinSqFt: \$0	Orig/FinSqFt: \$459	List/FnSqFt: \$459	Sld/FnSqFt:
Sell/List:	List/Assess:	Sell/Assess:	LP Incl GST?: No

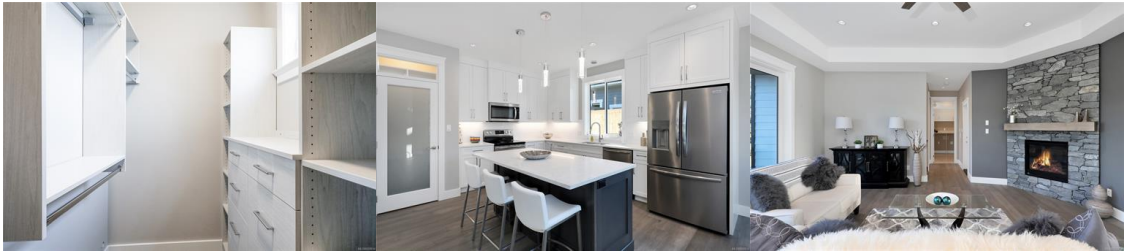
Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2023-04-12	New Listing	ACT-> \$1,299,888	6

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: **13**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	3-Piece	Bedroom - Primary	Main	17'3X13
Bathroom	Lower	3-Piece	Den	Main	11X10'11
Bedroom	Lower	10X11'11	Dining Room	Main	10X10
Bedroom	Lower	10'11X11'6	Ensuite	Main	5-Piece
Kitchen	Lower	16X13'2	Great Room	Main	19'2X18
Living Room	Lower	18'9X13'11	Kitchen	Main	10X12'9
Bathroom	Main	4-Piece			

Unfinished Areas

Layout Summary					
	Lower	Main	Second	Third	Other
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