

Property Full Property View

3156 Mission Rd Courtenay BC V9N 3Z9 MLS® 921324 \$1,349,000 Active



MLS® No: 921324	List Price: \$1,349,000
Status: Active	Original Price: \$1,349,000
DOM: 74	Sold Price:
List Date: 2023-02-03	Pending Date:
Area: Comox Valley	Sub Area: CV Courtenay City
Sub Type: Single Family Detached	Baths: 4
Beds: 5	Fireplaces: 1
Kitchens: 2	Lot SqFt: 8,681
Parking: 2	Lot Acres: 0.20
Fin SqFt: 3,251	Unfin SqFt: 0
Title: Freehold	Stores: 0
Strata/Pad Fee:	Year Built (Est): 2023
Taxes: \$1,766	Tax Year: 2022

	Lower	Main	Second	Third	Other
Fin SqFt	1,604	1,647			
Bedrooms	3	2			
Bathrooms	2	2			
Kitchens	1	1			

Stunning new Ballard Fine Home with mortgage helper and RV parking. This beautiful main level entry walk out basement home features a 2 bedroom legal suite. Perfect for a family or as a rental. This 3,250 sqft home boasts 5 bedrooms and 4 full bathrooms. It is located in Northridge Estates just minutes away from the new Comox Hospital, Costco, Home Depot, transit and all of your favourite stores. This striking floor plan features 7" hardwood flooring, heated tile bathroom floors, custom kitchen cabinets with quartz countertops and built in closet organizers. The living room boasts a gorgeous stone fireplace, tray ceiling and french doors leading onto a large covered deck with fir post and beam and beautiful views. This home is well under construction with estimated completion April 2023. Act fast and you can choose your colours & finishing choices!

Interior

Beds: 5 2pc Baths: 0 2pc Ensuites: 0 FinSqFt Total: 3,251	Baths: 4 3pc Baths: 1 3pc Ensuites: 0 FinSqFt Main Bldg:	Kitchens: 2 4pc Baths: 2 4+pc Ensuites: 1 FinSqFt Aux Bldg:	Fireplaces: 1 5+pc Baths: 0 Beds or Dens: 5 Layout: Main Level Entry with Lower Level(s) Storeys: Bsmt Hgt: 8' 0"
UnFin SqFt: 0 Laundry: In House Accessibility: Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main Flooring: Mixed FP Ftrs: Gas Heating: Heat Pump Intr Ftrs: Closet Organizer, Dining/Living Combo, Eating Area Window Features: Appl Incl: Dishwasher, Microwave, Oven/Range Electric, Refrigerator Other Equipment: Central Vacuum Roughed-In	SqFt Total: 3,251 Addl Accom:	Basement: Yes Bsmt Desc: Finished B&B?: Cooling: Air Conditioning	

Exterior/Building

Built (Est): 2023 Construction: Frame Wood Roof: Fibreglass Shingle Bldg Style: West Coast Lgl NC Use: EnerGuide Rtg: Exterior Ftrs: Balcony/Patio, Sprinkler System Other Structures:	Front Faces: South CSA Cert No:	Storeys: Foundation: Poured Concrete Access: Road: Paved EnerGuide Dt: Bldg Warranty: MHR Number:
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Lot

Lot SqFt: 8,681 Restrictions: Park Type: Garage Double View: Water: Municipal Lot Ftrs: Adult-Oriented Neighbourhood, Central Location, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Near Golf Course, Quiet Area, Shopping Nearby	Lot Acres: 0.20 Waterfront: Sewer: Sewer Connected	Dimensions: Carport Spcs: 0 Services: Park Spcs: 2 Garage Spcs: 2
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Legal/Public Records

Assessed: \$465,200 Jurisdiction: City of Courtenay Zoning: PID: 031-341-361 Lot: 2	Assess Yr: 2023 Zone Desc: Residential Roll No: 01963.882 Block:	Taxes: \$1,766 Title: Freehold Plan Number: District Lot: 236 Tax Year: 2022 Land District:
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Licensee Information

Licensee Name	Phone	Brokerage	Awd Split
List: 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% on 1st 100K/ 1.5% on BAL		
Access Code:	Lckbx Loc: N/A		
Licensee Notes: Builder is a licensed Realtor. All measurements are approximate, please verify if important. GST is not included.			
Directions:			
Financing:		Possession: Negotiable	
Terms:			Occupant:
Agent Info:			
Showing Instructions: Appts by Touchbase, Call Listing Agent			
<i>*Personal Real Estate Corporation</i>			

Prices/Dates

List Price: \$1,349,000	Sold Price:	Original Price: \$1,349,000	DoM: 74
List Date: 2023-02-03	Entered Date: 2023-02-03	Change Date: 2023-02-03	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Expiry Date: 2023-08-03			
Cancelled Date:	Withdrawn Date:	Status Chg: 2023-02-03	
Assess/FinSqFt: \$143	Orig/FinSqFt: \$415	List/FnSqFt: \$415	Sld/FnSqFt:
Sell/List:	List/Assess: 2.90	Sell/Assess:	LP Incl GST?: No

Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2023-02-03	New Listing	ACT-> \$1,349,000	74

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: **17**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	4-Piece	Bedroom	Main	11'2"x10'0"
Bathroom	Lower	4-Piece	Bedroom - Primary	Main	15'0"x12'0"
Bedroom	Lower	10'5"x11'0"	Dining Room	Main	11'0"x11'6"
Bedroom	Lower	12'8"x11'0"	Ensuite	Main	5-Piece
Bedroom	Lower	11'1"x10'3"	Great Room	Main	18'8"x18'2"
Dining Room	Lower	11'6"x8'0"	Kitchen	Main	16'1"x12'3"
Kitchen	Lower	11'7"x11'0"	Laundry	Main	9'6"x8'10"
Living Room	Lower	18'8"x11'0"			
Bathroom	Main	3-Piece			

Unfinished Areas		
Area	Level	Dimensions/Pieces
Garage	Main	23'0"x22'0"

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	1,604	1,647			
Bedrooms	3	2			
Bathrooms	2	2			
Kitchens	1	1			