

Property Full Property View

3156 Mission Rd Courtenay BC V9N 3Z9 MLS® 898863 \$1,499,000 Active



MLS® No: 898863	List Price: \$1,499,000
Status: Active	Original Price: \$1,499,000
DOM: 0	Sold Price:
List Date: 2022-04-04	Pending Date:
Area: Comox Valley	Sub Area: CV Courtenay East
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:
Strata/Pad Fee:	Year Built (Est): 2022
Taxes: \$600	Tax Year: 2021

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

Recent: **04/04/2022** : **New Listing**

Welcome to Ballard Fine Home's newest subdivision Northridge Estates, a beautiful wooded subdivision located in East Courtenay. This big and beautiful 3251sq/ft main level entry with fully finished suite below, 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 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. GST is not included. Visit www.TheNorthridgeEstates.ca for more information.

Interior

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

Exterior/Building

Built (Est): 2022	Front Faces: South	Stores:
Construction: Frame Wood, Insulation All		Bldg Warranty: Yes
Roof: Fibreglass 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: 8,681	Lot Acres: 0.20	Dimensions:
Restrictions:		
Park Type: Attached, Garage Double		Carport Spcs: 0
View: Other	Waterfront:	Park Spcs: 2
Water: Municipal	Sewer: Sewer Available	Garage Spcs: 2
Lot Ftrs: Adult-Oriented Neighbourhood, Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Near Golf Course, Quiet Area, In Wooded Area, Wooded Lot		Services: Underground Utilities

Legal/Public Records

Assessed: \$0	Assess Yr: 0	Taxes: \$600
Jurisdiction: City of Courtenay		Title: Freehold
Zoning: R1-S	Zone Desc: Residential	Tax Year: 2021
PID: 031-341-641	Roll No: 000000000	Plan Number: EPP 102825
Lot: 2	Block:	District Lot: 236
		Land District:

Licensee Information

Licensee Name	Phone	Brokerage	Awd Split
List: Derek Costantino	250-334-3124	Royal LePage-Comox Valley (CV)	
CoList: Emma Whittington	250-650-4528	Royal LePage-Comox Valley (CV)	
CoList2: 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: Lockbox on Show Home		
Licensee Notes: Visit the Show Home at 1174 Silversmith Place, Comox, Fridays & Saturdays, 11am-2pm. On Lockbox outside of those times. January 2023 Possession			
Directions:		Possession: See Notes	
Financing:			Occupant:
Terms: None			
Agent Info: Information Package Available			
Showing Instructions: Call Listing Agent			
<i>*Personal Real Estate Corporation</i>			

Prices/Dates

List Price: \$1,499,000	Sold Price:	Original Price: \$1,499,000	DoM: 0
List Date: 2022-04-04	Entered Date: 2022-04-04	Change Date: 2022-04-04	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Status Chg: 2022-04-04			
Assess/FinSqFt: \$0	Orig/FinSqFt: \$461	List/FnSqFt: \$461	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: **16**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	4-Piece	Bathroom	Main	4-Piece
Bathroom	Lower	4-Piece	Bedroom	Main	11'2x10
Bedroom	Lower	10'6x11	Dining Room	Main	11x11'6
Bedroom	Lower	12'8x11			

Bedroom	Lower	11'1x10'3	Ensuite	Main	5-Piece
Dining Room	Lower	11x8	Great Room	Main	18'8x18'2
Great Room	Lower	18'8x11'10	Kitchen	Main	16'1x12'3
Kitchen	Lower	11'7x11	Laundry	Main	9'6x8'10
			Primary Bedroom	Main	15x12

Unfinished Areas

Layout Summary

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