

Property Full Property View

1163 Silversmith Pl Comox BC V9M 3Y5 MLS® 921334 \$1,295,000 Active



MLS® No: 921334	List Price: \$1,295,000
Status: Active	Original Price: \$1,295,000
DOM: 21	Sold Price:
List Date: 2023-02-03	Pending Date:
Area: Comox Valley	Sub Area: CV Comox (Town of)
Sub Type: Single Family Detached	Baths: 3
Beds: 4	Fireplaces: 1
Kitchens: 1	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): 2023
Taxes: \$1,530	Tax Year: 2022

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

Brand new stunning executive rancher by Ballard Fine Homes. This beautiful 2,220 sqft open concept rancher boasts 4 bedrooms, 3 full bathrooms and is located at the end of a cul de sac in a very desirable neighbourhood. This striking floor plan features a main floor master with spacious ensuite with custom walk in shower, soaker tub, heated tile floors, oversized double vanity and large walk in custom closet. The home features 7" hardwood floors, custom cabinets, quartz counters, gas fireplace. 11 ft ceiling in the great room with sliding glass doors leading onto a stamped concrete patio and private rear yard with protected tree buffer. Estimated completion June 2023.

Interior

Beds: 4	Baths: 3	Kitchens: 1	Fireplaces: 1
2pc Baths: 0	3pc Baths: 1	4pc Baths: 1	5+pc Baths: 0
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 1	Beds or Dens: 4
FinSqFt Total: 2,219	FinSqFt Main Bldg:	FinSqFt Aux Bldg:	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: None	Bsmt Hgt:
Accessibility: Primary Bedroom on Main		B&B?:	
Flooring: Mixed		Cooling: Air Conditioning	
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:			

Exterior/Building

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

Lot

Lot SqFt: 7,557	Lot Acres: 0.17	Dimensions:	Park Spcs: 2
Restrictions:		Carport Spcs: 0	Garage Spcs: 2
Park Type: Garage Double		Services: Underground Utilities	
View:	Waterfront:		
Water: Municipal	Sewer: Sewer Connected		
Lot Ftrs: Adult-Oriented Neighbourhood, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Marina Nearby, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby			

Legal/Public Records

Assessed: \$380,000	Assess Yr: 2023	Taxes: \$1,530	Tax Year: 2022
Jurisdiction: Town of Comox		Title: Freehold	
Zoning:	Zone Desc: Residential	Plan Number: EPP95551	
PID: 031-045-073	Roll No: 1100035	District Lot: 244	Land District:
Lot: 6	Block:		
Legal Description: LOT 6, PLAN EPP95551, DISTRICT LOT 244, COMOX LAND DISTRICT			

Licensee Information

Licensee Name
 List: [Donald Ballard*](#)
 Buyer:
 Seller Name: **Ballard Fine Homes Ltd**
 Appt Ph:
 Access Code:
 Licensee Notes: **Builder is a licensed Realtor. All measurements are approximate, please verify if important. GST is not included.**
 Directions:
 Financing:
 Terms:
 Agent Info:
 Showing Instructions: **Appts by Touchbase, Call Listing Agent**
**Personal Real Estate Corporation*

Phone
250-951-1732

Brokerage
[Macdonald Realty \(Pkvl\)](#)

Awd Split
 Seller Ph:
 Solicitation OK?: **No**

Brok Fee: **3.5% on 1st 100K/1.5% on BAL**
 Lckbx Loc: **N/A**

Possession: **Negotiable**
 Occupant:

Prices/Dates

List Price: \$1,295,000	Sold Price:	Original Price: \$1,295,000	DoM: 21
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	Withdrawn Date:	Status Chg: 2023-02-03	
Cancelled Date:	Orig/FinSqFt: \$584	List/FnSqFt: \$584	Sld/FnSqFt:
Assess/FinSqFt: \$171	List/Assess: 3.41	Sell/Assess:	LP Incl GST?: No

Price/Status History

Effective Date	Change Type	Prev -> New	DOM
2023-02-03	New Listing	ACT-> \$1,295,000	21

Media/Miscellaneous

Virtual Tour 1:
 Virtual Tour 2:
 Addnl Photos:
 Feature Sheet:
 Sales Brochure:
 Sound Bite:
 Foreign MLS® No:
 Open Houses:
 Legacy MLS® No:

Foreign Board:





Room Count: **11**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	3-Piece	Kitchen	Main	13'3"x12'2"
Bedroom	Main	10'9"x11'0"	Laundry	Main	9'0"x5'6"
Bedroom - Primary	Main	13'0"x13'0"	Bathroom	Second	4-Piece
Dining Room	Main	13'0"x9'6"	Bedroom	Second	12'0"x12'5"
Ensuite	Main	5-Piece	Bedroom	Second	12'0"x12'6"
Great Room	Main	21'0"x18'0"			

Unfinished Areas

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