

# Property Full Property View

3258 Klanawa Cres Courtenay BC V9N 0H4    **MLS® 924103**    **\$1,450,000**    **Active**



MLS® No: <b>924103</b>	List Price: <b>\$1,450,000</b>
Status: <b>Active</b>	Original Price: <b>\$1,450,000</b>
DOM: <b>1</b>	Sold Price:
List Date: <b>2023-02-23</b>	Pending Date:
Area: <b>Comox Valley</b>	Sub Area: <b>CV Courtenay East</b>
Sub Type: <b>Single Family Detached</b>	Baths: <b>4</b>
Beds: <b>4</b>	Fireplaces: <b>1</b>
Kitchens: <b>2</b>	Lot SqFt: <b>7,437</b>
Parking: <b>2</b>	Lot Acres: <b>0.17</b>
Fin SqFt: <b>3,325</b>	Unfin SqFt: <b>0</b>
Title: <b>Freehold</b>	Stores: <b>0</b>
Strata/Pad Fee:	Year Built (Est): <b>2023</b>
Taxes: <b>\$0</b>	Tax Year: <b>2022</b>

	Lower	Main	Second	Third	Other
Fin SqFt	1,656	1,669			
Bedrooms	3	1			
Bathrooms	2	2			
Kitchens	1	1			

**Recent: 02/23/2023 : New Listing**

Discover Northridge Estates, a beautiful wooded new subdivision, by Ballard Fine Homes. Enjoy healthy, active living with walking trails and parks in East Courtenay. This stunning 4 bedroom, 4 bathroom main level entry walk out basement boasts a fully finished legal suite. On one of the nicest lots in the subdivision. The home is thoughtfully designed with 7" hardwood flooring, heated tile bathroom floors, custom kitchen cabinets with quartz countertops. Enjoy a beautiful view of the woodlands on your covered patios or through your large windows in your living area with vaulted ceilings. This home is estimated to be completed September 2023. Call today to choose your colours & finishing choices!

### Interior

Beds: <b>4</b>	Baths: <b>4</b>	Kitchens: <b>2</b>	Fireplaces: <b>1</b>
2pc Baths: <b>1</b>	3pc Baths: <b>2</b>	4pc Baths: <b>0</b>	5+pc Baths: <b>0</b>
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>1</b>	Beds or Dens: <b>4</b>
FinSqFt Total: <b>3,325</b>	FinSqFt Main Bldg:	FinSqFt Aux Bldg:	Layout: <b>Main Level Entry with Lower Level(s)</b>
UnFin SqFt: <b>0</b>	SqFt Total: <b>3,325</b>	Basement: <b>Yes</b>	Stores: <b>0</b>
Laundry: <b>In House</b>	Addl Accom:	Bsmt Desc: <b>Finished, Walk-Out Access</b>	Bsmt Hgt: <b>8' 0"</b>
Accessibility: <b>Accessible Entrance, Ground Level Main Floor, Primary Bedroom on Main</b>		B&B?:	
Flooring: <b>Mixed</b>		Cooling: <b>Air Conditioning</b>	
FP Ftrs: <b>Gas</b>			
Heating: <b>Heat Pump</b>			
Intr Ftrs: <b>Closet Organizer, Dining/Living Combo, Eating Area</b>			
Window Features:			
Appl Incl: <b>Dishwasher, Microwave, Oven/Range Electric, Refrigerator</b>			
Other Equipment:			

### Exterior/Building

Built (Est): <b>2023</b>	Front Faces: <b>South</b>	Stores: <b>0</b>
Construction: <b>Frame Wood, Insulation All</b>		Bldg Warranty:
Roof: <b>Fibreglass Shingle</b>		Foundation: <b>Poured Concrete</b>
Bldg Style: <b>West Coast</b>		Access: <b>Road: Paved</b>
Lgl NC Use:	CSA Cert No:	MHR Number:
EnerGuide Rtg:		EnerGuide Dt:
Exterior Ftrs: <b>Balcony/Patio, Sprinkler System</b>		
Other Structures:		

### Lot

Lot SqFt: <b>7,437</b>	Lot Acres: <b>0.17</b>	Dimensions:
Restrictions:		Carport Spcs: <b>0</b>
Park Type: <b>Garage Double</b>		Park Spcs: <b>2</b>
View:	Waterfront:	Garage Spcs: <b>2</b>
Water: <b>Municipal</b>	Sewer: <b>Sewer Connected</b>	Services: <b>Underground Utilities</b>
Lot Ftrs: <b>Central Location, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Near Golf Course, Quiet Area, Shopping Nearby</b>		

### Legal/Public Records

Assessed: <b>\$355,000</b>	Assess Yr: <b>2023</b>	Taxes: <b>\$0</b>
Jurisdiction: <b>City of Courtenay</b>		Title: <b>Freehold</b>
Zoning: <b>R1-S</b>	Zone Desc: <b>Residential</b>	Plan Number:
PID: <b>031-341-861</b>	Roll No: <b>01963.904</b>	District Lot:
Lot:	Block:	Land District:
		Tax Year: <b>2022</b>

**Licensee Information**

<b>Licensee Name</b>	<b>Phone</b>	<b>Brokerage</b>	<b>Awd Split</b>
List: <a href="#">Donald Ballard*</a>	<b>250-951-1732</b>	<a href="#">Macdonald Realty (Pkvl)</a>	
Buyer:			
Seller Name: <b>Ballard Fine Homes Ltd.</b>		Seller Ph:	Solicitation OK?: <b>No</b>
Appt Ph:	Brok Fee: <b>3.5% on 1st 100K/ 1.5% on BAL</b>		
Access Code:	Lckbx Loc: <b>N/A</b>		
Licensee Notes:		Possession: <b>Negotiable</b>	
Directions:			Occupant:
Financing:			
Terms:			
Agent Info:			
Showing Instructions: <b>Appts by Touchbase, Call Listing Agent</b>			
<i>*Personal Real Estate Corporation</i>			

**Prices/Dates**

List Price: <b>\$1,450,000</b>	Sold Price:	Original Price: <b>\$1,450,000</b>	DoM: <b>1</b>
List Date: <b>2023-02-23</b>	Entered Date: <b>2023-02-23</b>	Change Date: <b>2023-02-23</b>	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Expiry Date: <b>2023-08-23</b>			
Cancelled Date:	Withdrawn Date:	Status Chg: <b>2023-02-23</b>	
Assess/FinSqFt: <b>\$107</b>	Orig/FinSqFt: <b>\$436</b>	List/FnSqFt: <b>\$436</b>	Sld/FnSqFt:
Sell/List:	List/Assess: <b>4.08</b>	Sell/Assess:	LP Incl GST?: <b>No</b>

**Price/Status History**

<b>Effective Date</b>	<b>Change Type</b>	<b>Prev -&gt; New</b>	<b>DOM</b>
2023-02-23	New Listing	ACT-> \$1,450,000	1

**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: **15**

**Finished Rooms**

Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Lower	3-Piece	Bedroom - Primary	Main	13'6"x12'6"
Bathroom	Lower	3-Piece	Dining Room	Main	11'0"x12'0"
Bedroom	Lower	11'7"x12'0"	Ensuite	Main	5-Piece
Bedroom	Lower	11'0"x13'6"	Great Room	Main	18'6"x23'6"
Bedroom	Lower	13'6"x11'7"	Kitchen	Main	11'0"x12'0"
Dining/Living Combo	Lower	18'5"x17'9"	Laundry	Main	15'2"x6'1"
Kitchen	Lower	13'1"x12'10"	Office	Main	12'0"x12'1"
Bathroom	Main	2-Piece			

Unfinished Areas

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	1,656	1,669			
Bedrooms	3	1			
Bathrooms	2	2			
Kitchens	1	1			