

# Truly a unique opportunity

1256 Larkin Rd  
\$1,110,000

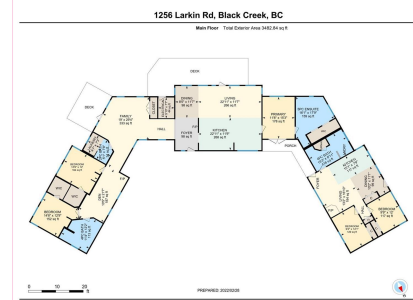


Truly a unique opportunity, this home design will allow for a multitude of uses including additional rental income, investment property, or a small acreage for the family homestead. Originally designed as a school, and later converted to a custom home, making it truly one of a kind. With just under 2.5 acres, the property is high and dry, cleared, and on a bright corner lot. The home is sprawling Rancher with just under 3500 sq. ft, and the main area has 2 separate wings for privacy, would be good for a shift worker or growing family. Primary bedroom is in the West Wing and adjoins the huge 5 pc ensuite with a double glass shower and separate soaker tub. The kitchen is open and spacious, with stainless steel appliances, center Island and laminate floors throughout. The front faces SW, with large windows to allow the afternoon sun to stream in with french doors opening onto the large front deck. Added bonus is the separate in-law suite with its own entrance at the rear of the home.

|             |                 |          |        |
|-------------|-----------------|----------|--------|
| Area        | Courtenay North | Age      | 1987   |
| Bedrooms    | 5               | Taxes    | 3359   |
| Bathrooms   | 4               | Tax Year | 2021   |
| Lot Size    | 108028.8        | MLS#     | 911082 |
| Floor Space | 3482            | Parking  |        |



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