



find your way

CHRISTOPH

REAL ESTATE GROUP

B-115 Timberlane Rd

\$550,000



BEDROOMS: 3 BATH: 2.5 SQUARE FOOTAGE: 1,449 LOT ACRES: Attached LOCATION: Courtenay



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RE/MAX

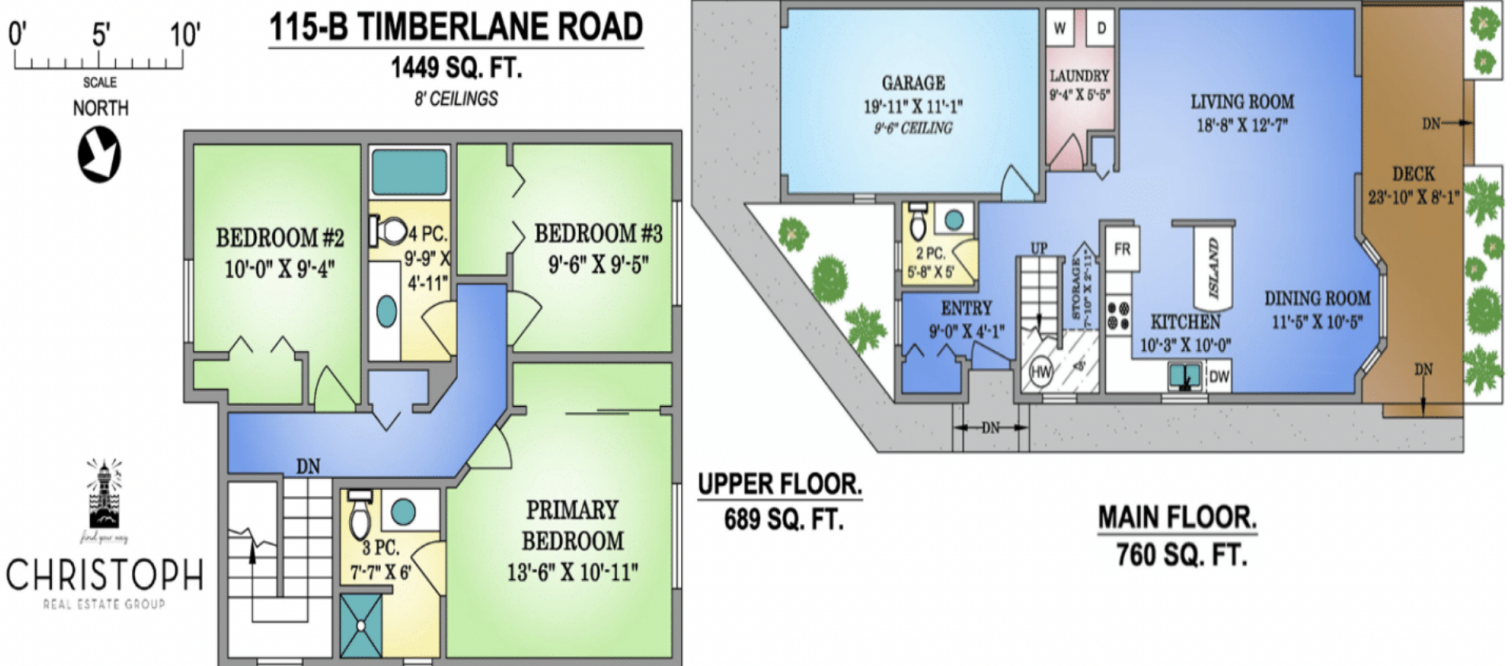
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282 ANDERTON AVE | COMOX BC | CANADA | V9M1Y2

FLOORPLANS AND MORE INFORMATION ON REVERSE SIDE. →



About B-115 Timberlane Rd

Move-in ready half duplex in desirable Puntledge River location! Excellent area, steps to the River, parks, trails, schools & all of downtown Courtenay's amenities. Neutral colours throughout & well maintained. Main level living floorplan features spacious kitchen with bay window & cellulose blinds, adjoining dining room, separate living room, 2pc powder room, laundry room & access to the single car garage. Upstairs there are 3 bedrooms, 4pc bathroom & the primary bedroom includes a 3pc ensuite. Private & fenced backyard with easy care lawn, mature landscaping & a sunny patio. Quiet location close to all the amenities of downtown, schools, trails & river. Other features include a central vacuum system & power lift garage door. The roof was replaced by previous owners about 10 years ago. This was an excellent investment rental for the owner for the last 5 years. Home is ready for a quick possession.



115-B TIMBERLANE ROAD.
MAY 16, 2022

Prepared by PROPER MEASURE NORTH ISLAND for the exclusive use of CHRISTOPH REAL ESTATE GROUP
Plans may not be 100% accurate. Buyer must verify any critical measurement.
Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure North Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)		
	FINISHED SQ. FT.	DECK	GARAGE
MAIN	760	180	237
UPPER	689	-	-
TOTAL	1449	180	237



MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED IF IMPORTANT