



*find your way*

# CHRISTOPH

REAL ESTATE GROUP

*A-2228 1st Street*

\$399,900



BEDROOMS: 3    BATH: 3    SQUARE FOOTAGE: 1426    LOT ACRES: .09    LOCATION: Courtenay



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282 ANDERTON AVE | COMOX BC | CANADA | V9M1Y2

FLOORPLANS AND MORE INFORMATION ON REVERSE SIDE. →



## About A-2228 1st Street

Neat as a pin & a gardener's delight! Two level half duplex offering a well-laid out 1426sqft. Main level entry with open plan overlooking the 18x14 sunny patio, 2pc & single car garage. Open concept kitchen/living with 3 year old appliances great for entertaining. Upstairs is 3 well sized bedrooms (including a master with large walk in closet & private 4pc ensuite), laundry room & another 4pc. Bright, light colours throughout with updated laminate flooring on main. Established landscaping in front and back, 2-storey tall privacy hedge, fully fenced yard with garden beds & lawn for kids & pets. Family oriented neighbourhood surrounded on all sides by tranquil green spaces. Walking distance to riverbed, Morrison Creek, playground, Ecole Puntledge Park, Lake Trail Junior, bus loop, downtown shops & amenities. Pride of ownership exudes throughout. A wonderful rural-feeling yet central area to invest in.

### 2228A First Street Total Square Footage 1,426 SQFT



All measurements to be verified by purchaser if important. Measurements on plans are intended for visual reference only and should be verified if important. All Area square footage totals are inclusive of exterior walls. All interior dimensions are from interior walls.

MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED IF IMPORTANT