

# 5004 Spence Rd

\$1,190,000



Walk on  
Waterfront with  
spectacular  
views

Watch the eagles  
and  
whales in nature



This is your opportunity for walk on waterfront across from Denman and Tree Islands, with expansive and spectacular views across Baynes Sound. This property is truly unique - with options available for renovations or redevelopment in the future, with 2 -60' lots side by side, straddled by the 1940's original homestead. The house features 2 bedrooms on the main floor, with a large living room with picture window back towards Comox and the Coast Mountain range. There is a loft area upstairs, and a 6.5" crawlspace /basement area that could be finished as well. Or move the house and build your dream home on the gently sloping lot, with sandy beaches and easy access to the Ocean playground. At the end of a quiet no thru road, you will be alone with nature, breathing the fresh air, and watching the eagles fly by, the whales passing through Baynes Sound, and the kayakers paddling out to Tree Island for their escape to paradise. This blank canvas is ready for you and your ideas.

Area	Courtenay South
Bedrooms	2
Bathrooms	1
Lot Size	22215.6
Floor Space	1512
Age	1947
Taxes	4605
Tax Year	2021
MLS#	893941
Parking	

## Marc Villanueva

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