



find your way

CHRISTOPH

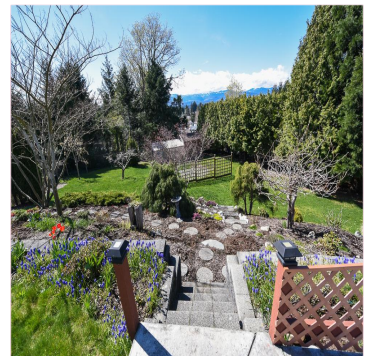
REAL ESTATE GROUP

240 Carmanah Drive

\$749,900



BEDROOMS:4 BATH:3 SQUARE FOOTAGE:4085 LOT ACRES:.558 LOCATION:Courtenay



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RE/MAX

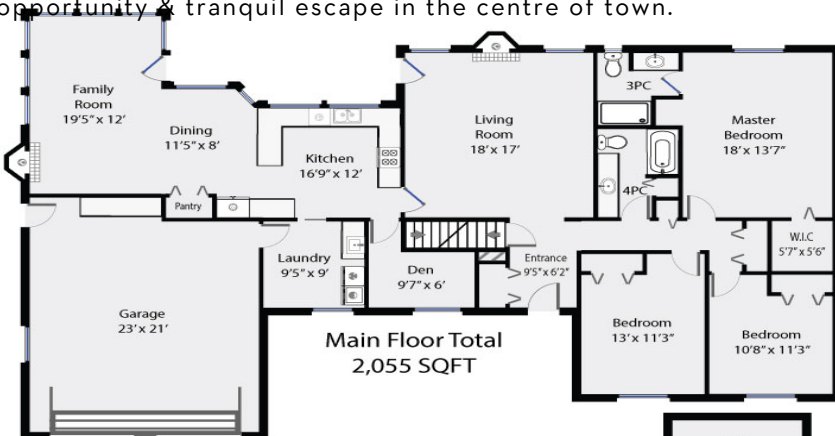
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.
282 ANDERTON AVE | COMOX BC | CANADA | V9M1Y2

FLOORPLANS AND MORE INFORMATION ON REVERSE SIDE. →

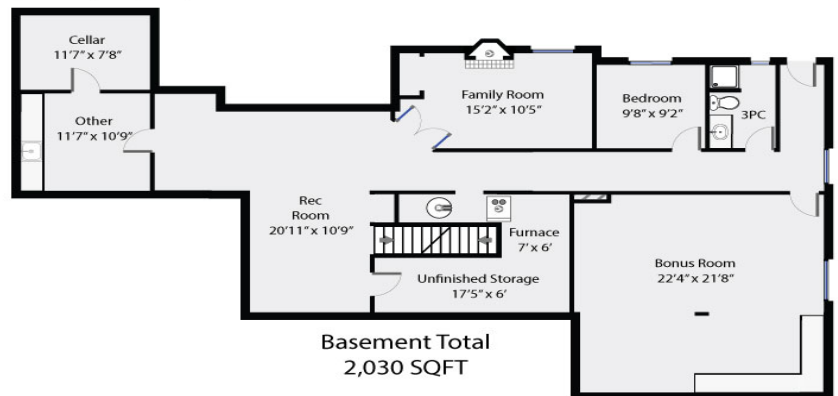


About 240 Carmanah Drive

Custom family home (4000+sqft), on a beautifully landscaped private half acre lot, sitting on the end of a quiet cul-de-sac, in Courtenay East, close to all amenities! Desirable layout with main level entry plus 2030sqft daylight basement. Home has a brand new roof, \$6000 of Hunter Douglas Blinds and a Kitchen Renovation. Welcoming foyer leading to spacious formal living room with gas fireplace, access to concrete patio & yard/mountain views. Eat-in kitchen, adjoining dining & cozy family room with gas fireplace to enjoy the views & patio access. Lots of cabinet & counter space, plus a pantry, with laundry/mudroom access leading to double garage. Main level also features a private den, 4pc Bath, & 3 bedrooms including the master suite with walk in closet, 3pc ensuite & views. More space than you'll know what to do with in the walk out basement, including another bedroom, 3pc, large rec room, cozy family/TV room w/ French doors & another fireplace. There is also a huge 22' x22' bonus room (great for hobbies), 2 storage areas plus a cellar. Immaculately maintained home features hardwood floors, ceramic tile, skylights, heat pump, & RV parking. Stunning tiered gardens, pergola, patio wired for a Hot Tub, fencing, fruit trees, outbuildings, established beds & hedging. A rare opportunity & tranquil escape in the centre of town.



240 Carmanah Drive
 Total Square Footage 4,085 SQFT
 Total Finished Square Footage 3,835 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.