



*find your way*

# CHRISTOPH

REAL ESTATE GROUP

*2545 Dunsmuir Ave*

\$949,900



*Jakob Christoph*

PERSONAL REAL ESTATE CORPORATION

*office  
cell  
email  
web*

250-339-2021  
250-702-6408  
office@wefindyourway.ca  
www.wefindyourway.ca



**RE/MAX**

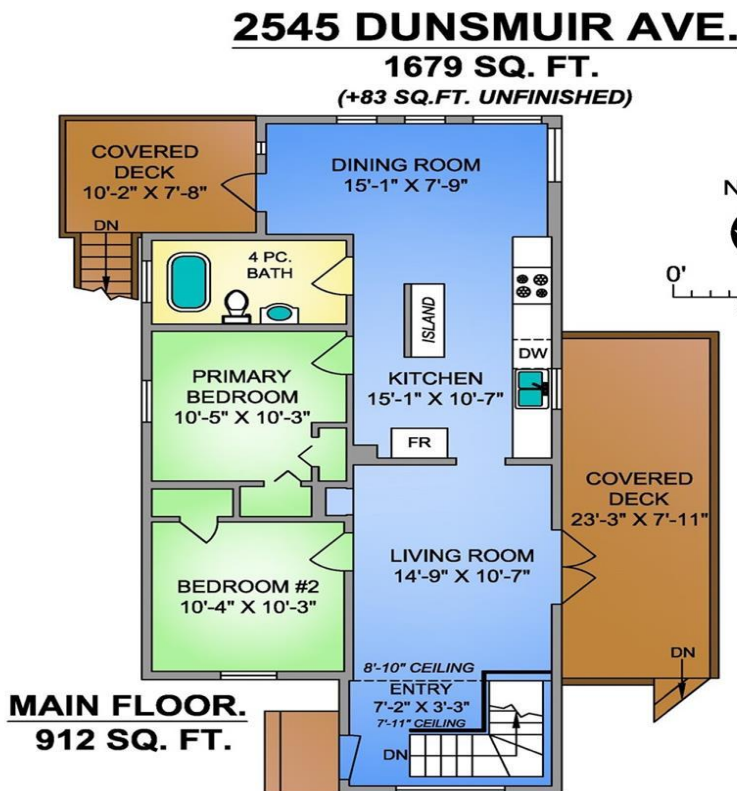
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.  
282 ANDERTON AVE | COMOX BC | CANADA | V9M1Y2

FLOORPLANS AND MORE INFORMATION ON REVERSE SIDE. →



## About 2545 Dunsmuir Ave

Tucked away near the end of Local's favorite "Camp Road" backing onto preserved forest & trail network. Low maintenance landscaping with established foliage (including fruit trees). Property backing onto green space. Watch the seasons pass by safely from one of the three covered outdoor areas. Easy access to Mountain Biking, Disc Golf, Comox Lake and a short drive to Mount Washington Alpine Resort. Remodeled home has (approximately 2 year old) Roof, Decks, Dry Storage Locker, Hardie Siding. Charming street appeal with wood & Hardie Board siding, updated windows, craftsman door. You'll appreciate the character features throughout: hardwood floors, vintage lighting, country kitchen. Main level features living room, kitchen, dining room (with lots of windows), 2 bedrooms & a bathroom. In-law suite in the lower level. Surrounded All the delights that this vibrant village offers: art, culture, music, food, recreation, community & natural beauty.



2545 DUNSMUIR RD.  
 SEPT. 27, 2021

Prepared by PROPER MEASURE NORTH ISLAND for the exclusive use of JAKOB CHRISTOPH  
 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. | UNFINISHED SQ.FT. | DECK/PATIO |
| MAIN      | 912             |                   | 287        |
| LOWER     | 767             | 83                | 71         |
| SUB-TOTAL | 1679            | 83                | -          |
| TOTAL     |                 | 1762              | 358        |

MLS#890125

MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED IF IMPORTANT