



*find your way*

# CHRISTOPH

REAL ESTATE GROUP

*1590 Tull Ave*

\$499,900



BEDROOMS:6 BATH:2 SQUARE FOOTAGE: 2468 LOT ACRES:.28 LOCATION:Courtenay



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**RE/MAX**

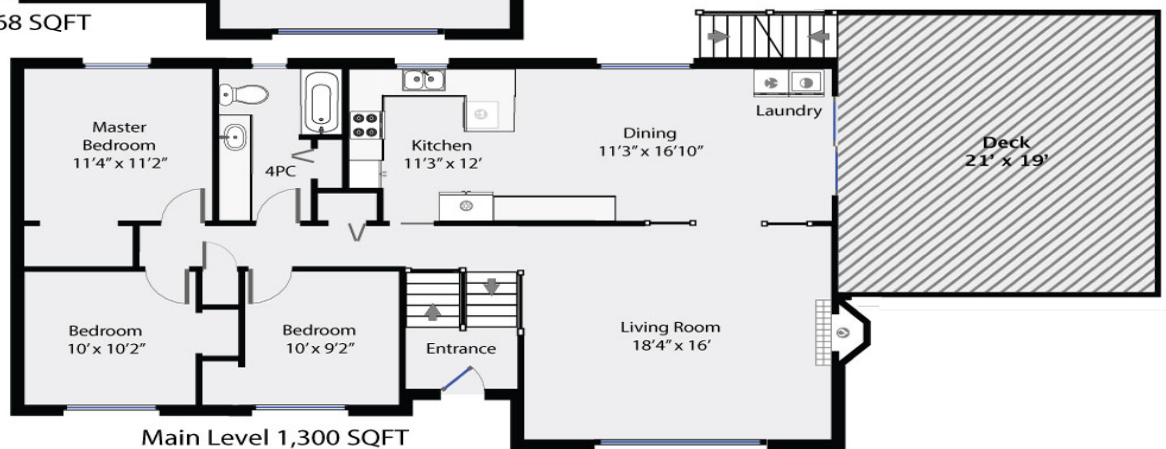
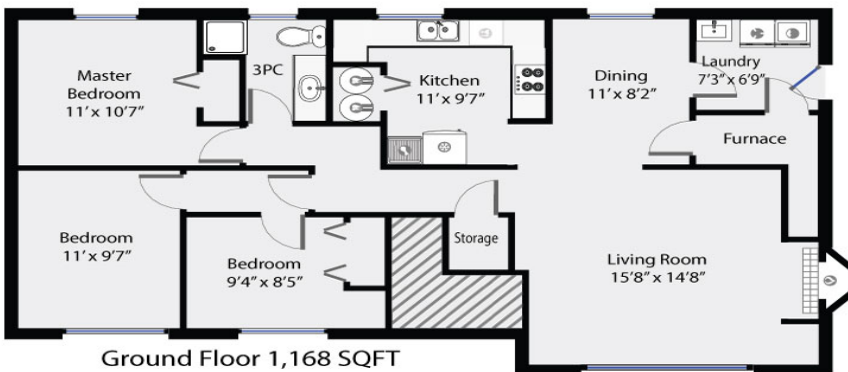
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.  
282 ANDERTON AVE | COMOX BC | CANADA | V9M1Y2

FLOORPLANS AND MORE INFORMATION ON REVERSE SIDE. →



## About 1590 Tull Ave

Opportunity in central Courtenay - legal up/down full duplex spread over 2468sqft offers 6 bedrooms on a large .28 acre lot. Perfect for a large family, investor or owner occupier looking for a mortgage helper. Upper level suite (split entry) features spacious living room with wood fireplace, dining & kitchen with access to the newly updated 21x19 vinyl deck, Plus 3 bedrooms & 4pc bathroom. Ground floor suite with 3 more bedrooms, 3pc, storage closet, kitchen, dining, spacious living room with fireplace & mudroom. Newer electric forced air furnace, updated vinyl windows, 2 new fridges. Each suite has it's own washer/dryer. Downstairs tenants pay \$800/mo & would like to remain. Inside & outside recently professionally cleaned and move in ready. Built in speakers upstairs for home theatre. Private backyard with Mature trees, fencing, garden area & shed. Lots of parking, good bones & cute curb appeal - looks like a family home from the exterior. Offers must include subject to probate



**1590 Tull Avenue**  
Total Square Footage  
2,468 SQFT

PREPARED FOR EXCLUSIVE USE OF JAKOB CHRISTOPH  
MEASUREMENTS ON PLANS ARE INTENDED FOR VISUAL  
REFERENCE ONLY AND SHOULD BE VERIFIED.  
ALL AREA SQFT TOTALS ARE INCLUSIVE OF EXTERIOR WALLS.  
ALL INTERIOR DIMENSIONS ARE FROM INTERIOR WALLS.

MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED IF IMPORTANT