

# SOUTH COURTENAY RANCHER

# \$ 619,000

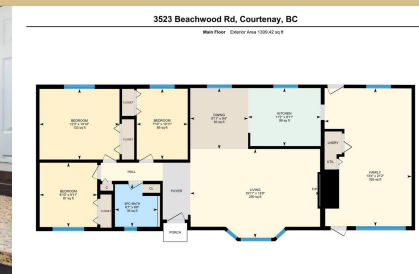
3523 BEACHWOOD RD  
COMOX VALLEY



Area	Courtenay South
Bedrooms	3
Bathrooms	1
Lot Size	17859.6
Floor Space	1309
Age	1958
Taxes	3751
Tax Year	2022
MLS#	919452
Parking	



To view interactive floor plans scan this QR code with your smart phone



## 3523 BEACHWOOD RD

This 3 Bdrm Rancher is located on a large lot at the South end of Courtenay and has been totally renovated and features many updates. The floor plan is open and spacious with a large Family room, a separate Living room with Bay window and gas fireplace kitchen with maple cabinets, tile backsplash, stainless appliances - adjoining the South facing kitchen nook, drenched in afternoon sunlight. The 4-pc bathroom has quartz countertop, there is a deep soaker tub with new surround with built in shelf. Exterior features include new perimeter drains, recent connections to City of Courtenay services, a large .41 of an acre corner lot, with road access on Beachwood, a detached carport with separate workshop area, and outdoor patio area with arbour for shade on those hot summer afternoons. The added bonus is the Ocean view from the front window across the Bay towards Comox, with bright morning sun, and all of this close to walking paths, and beach access across the street.

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