



TRACY FOGTMANN
REAL ESTATE TEAM

3392 RHYS RD., COURTENAY

\$1,250,000

MAIN: 3 bed / 2 bath | 1982 sq ft **SUITE:** 1 bed / 1 bath | 720 sq ft

TOTAL: 2702 sq. ft.

FEATURES*

This home includes all standard Lawmar Construction practices as well these additional features:

MAIN HOME

- Stainless steel appliances in kitchen & range prepped for gas or electric operation
 - Quartz counters with undermount sinks in kitchen & bathrooms
 - Full height quartz backsplash in the kitchen & plenty of cabinetry
 - Napoleon gas fireplace in great room
 - Built in pantry in kitchen, with a plug for cordless vacuum
 - Primary Bedroom has walk-in closet, custom cabinetry
 - Ensuite with walk-in shower, dual sinks, under cabinet lighting & built in linen closet
 - Lower level of main home has a spacious family or media room
 - Engineered stone core hardwood
 - Heated ceramic tile floors in both ensuite and main bathroom
 - Laundry has a sink & custom cabinetry
 - Sonopan and res-bar for superior soundproofing between the upper/lower floors. 5/8 drywall for added soundproofing and fireproofing between floors
 - 40 gallon hot water tank
 - Decks on upper level (front & rear) to take in the mountain view. Duradeck vinyl decking on both.
 - Front deck has a glass railing & rear deck has picket style railing
 - Gas bbq outlet on the rear deck. Water outlet on front deck; great for cleaning & watering plants
 - Heat-pump to provide economical heating & summertime cooling in main home & gas back up furnace
 - High efficiency ERV (energy recovery ventilation system) *works as an air exchange & provides clean fresh air 24 hrs a day
- This is a superior system & means increased comfort for you, plus lower power consumption and quieter operation.

SUITE BELOW & GARAGE *Legal & separately metered

- Appliances in kitchen + island open to living/dining area
- Mini split heat pump
- Separate laundry room with storage & linen closet
- 72 hr water resistant laminate flooring
- Garage walls and ceiling fully insulated. Insulated garage door installed
- Surge protector installed in electrical panel to protect your electronics and heat-pump ERV
- Prewired for electric car charging station in garage
- 40 gallon hot water tank
- All sidewalks driveway and patios are exposed aggregate concrete & bbq hook up for suite under back covered area
- Hardiplank siding
- Limited lifetime warranty roofing

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INDEPENDENTLY OWNED & OPERATED

282 ANDERTON RD. COMOX, BC V9M 1Y2

**provided by Seller*

CALL US ON CELL:

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TRACYFOGTMANN.CA