



Leah REICHELT

Results you'll love, Integrity you'll admire



309 FORESTER AVENUE, COMOX

1. **Landscaping:** irrigation system (6 zones) ; water feature; partially covered patio
Fully fenced, 2 gates and arbour
Large garden shed
3 fruit trees; well maintained shrubs and perennials
2. **Built- in Vacuum**
3. **Built-in Cabinets in Garage**
4. **Alarm System (Price's)** - installation on doors and windows
5. **Window Coverings:** Hunter Douglas Nantucket shades in dining area and great room; roller shades for bedrooms (black-out); draperies and rods in bedrooms
6. **Built-in stereo speakers and home entertainment system**
7. **Motion sensor lights on garage and front door**

Added value Features

- Upgraded kitchen cabinets with crown moulding; glass inserts; wine rack and shelves; entertainment centre cabinet above desk
- Granite counters in kitchen, island, hall desk, and ensuite
- 11 ft. ceilings with crown moulding
- 6 inch baseboards
- Neutral paint colors
- Cherry birch hardwood
- Heat pump
- 60 gallon hot water tank
- Crawl space access from garage
- Gas fireplace; gas hook-up for barbeque
- Lots of custom storage in walk-in pantry, master bedroom closet; ensuite; laundry room; utility closet and back door closet
- **Appliances:** upgraded Samsung fridge; gas cook top with electric oven; elite microwave (opens on either side) with vented fan; upgraded dishwasher (quiet and pot-scrubbing feature); Kenmore HE Washer and Dryer
- Heated floor in ensuite
- More than 3 years remaining on New Home Warranty
- Close to beaches (Point Holmes; Goose Spit); close to parks (Macdonald Wood Nature Park); close to Comox Mall and Comox Golf Course; close to schools (Brooklyn School, Highland Secondary, and Gaglardi Academy)



RE/MAX[®]
Ocean Pacific Realty
282 Anderton Road
Comox, BC V9M 1Y2
Each Office Independently Owned and Operated

T. 250.339.2021
C. 250.338.3888
E. leah@leahreichelt.com
W. leahreichelt.com



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