

jane denham  
REAL ESTATE GROUP



B-226 1st Street

# Old Orchard Half Duplex...

Old Orchard half duplex! Enchanting and simply adorable, streaming sunlight illuminates the sunroom w/ skylight and French doors to access the covered patio. Boasting 909 sf, 2 BD/ 1 BA, this home has been beautifully updated and renovated over the years, bright white modern kitchen w/ shaker cabinets and raised bar with seating, a large pantry closet with stacking washer/dryer. Slate tile flooring, Acacia hardwood flooring, West Coast inspired shiplap and exposed wood beam and open shelves create a comfortable space to entertain friends or enjoy the peaceful serenity of the tranquil gardens. Nestled in a private, fenced yard with access off Cliffe Ave, an easement on title allowing this owner direct access to this unit. Old Orchard, Courtenay's heritage neighbourhood created in 1892, is a desirable location only 1-2 blocks from all the amenities - shopping, restaurants, pubs, and trails by the river. Split pump for A/C, murphy bed, new gutters, roof 7-8 yrs, Hardie 3 yrs.

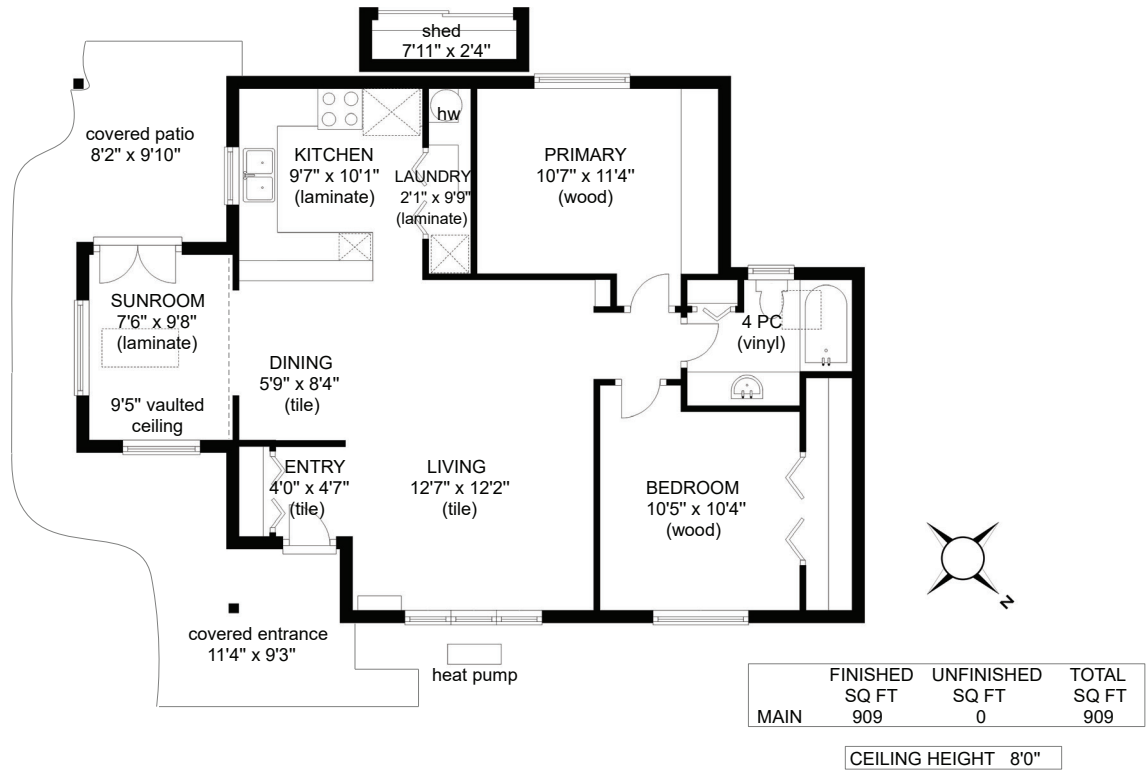


B-266 1st Street  
Listed at \$585,000  
2 Bd | 1 Ba  
909 Sq Ft



MLS #: 1033395  
Lot Size: 0.11 Acres  
Year Built: 1988  
Zoning: R-SSMUH

# B-226 1<sup>ST</sup> STREET



Prepared for the exclusive use of Jane Denham  
 REMAX Ocean Pacific  
 250-898-1220  
 Measurements on the plans are intended for visual reference purposes only and should be verified



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