



185 Duncan Avenue

Located in Old Orchard...

Located in Old Orchard, Courtenay's cherished neighbourhood – a world away yet close to all amenities. Enchanting heritage style home, built in 1928, nestled into a private .22 acre on 2 separately titled lots. Offering 4 BD/ 3 BA, 1,550 sf, in-law suite with separate entry to the upper level and 6' crawlspace. Beautifully updated over the years, craftsman style detailing combined with West Coast elements showcase comfort and functional design. River rock natural gas fireplace, slate hearth, traditional mantle, stunning fir flooring and 9' coffered ceilings in the Great room, spacious kitchen and dining room w/ schoolhouse lights, maple shaker cabinets, gas range, s/s appliances, and French doors opening to the private deck. Exterior stairs access the upper level and adorable studio suite with sloped ceilings and 3 skylights, ideal for extended family. Detached shop 19'4" x 17'5", insulated, wired and boasting a split pump for A/C. H/W on demand, Heat Pump, 40 yr roof 2024, W/D 2024.

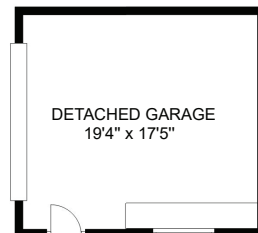
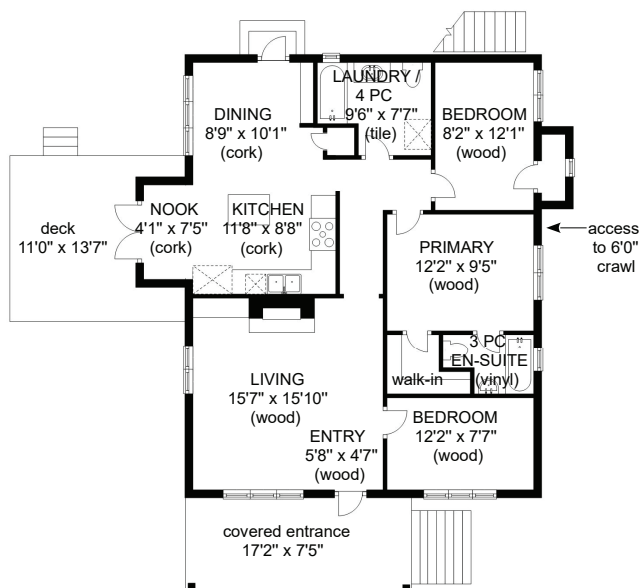
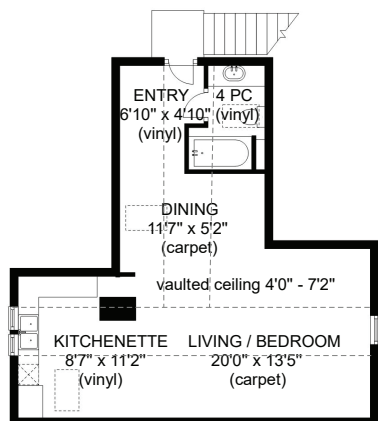


185 Duncan Avenue
Listed at \$1,200,000
4 Bd | 3 Ba
1,550 Sq Ft



MLS #: 1014389
Lot Size: 0.22 Acres
Year Built: 1928
Zoning: R-SSMUH

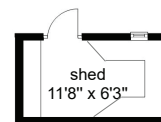
185 DUNCAN AVENUE



	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	1104	0	1104
SUITE	446	0	446
TOTAL	1550	0	1550

GARAGE	0	363	363
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	CEILING HEIGHT
MAIN	8'4" - 9'0"
SUITE	4'0" - 7'2"



Prepared for the exclusive use of Jane Denham
RE/MAX Ocean Pacific Realty
250-898-1220

Measurements on the plans are intended for visual reference purposes only and should be verified



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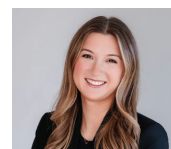
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