



3248 Klanawa Crescent



# Premier Location...

Premier location! This exceptional rancher, 3 BD/ 3 BA, 2,749 sf with a walk-out basement sits next to the dedicated green space, backing onto the trail system with Beaver Meadows 600 acre farmland beyond. Built in 2023, sophisticated luxury, transitional styling creates a classic, timeless look. An open plan w/ 10'ceilings in the Great room, floor to ceiling stone fireplace, wood plank flooring throughout, generous windows and French door access to the covered deck with fir posts. Stunning kitchen w/ bright white cabinets, quartz counters, a window over the sink, s/s appliances, island w/ seating & butler's pantry. The primary suite offers 10' ceilings & luxurious ensuite w/ 2 sinks, quartz c/t, glass and tiled shower. A front den/bedroom, convenient laundry, 4 pce bath, & on the lower level 9' ceilings, a spacious bedroom, 4 pce bath, family room, den, lots of storage, & a covered deck w/ 2nd BBQ hook up, private, fenced yard. H/W on demand, gas furnace, Heat Pump, HRV, irrigation.



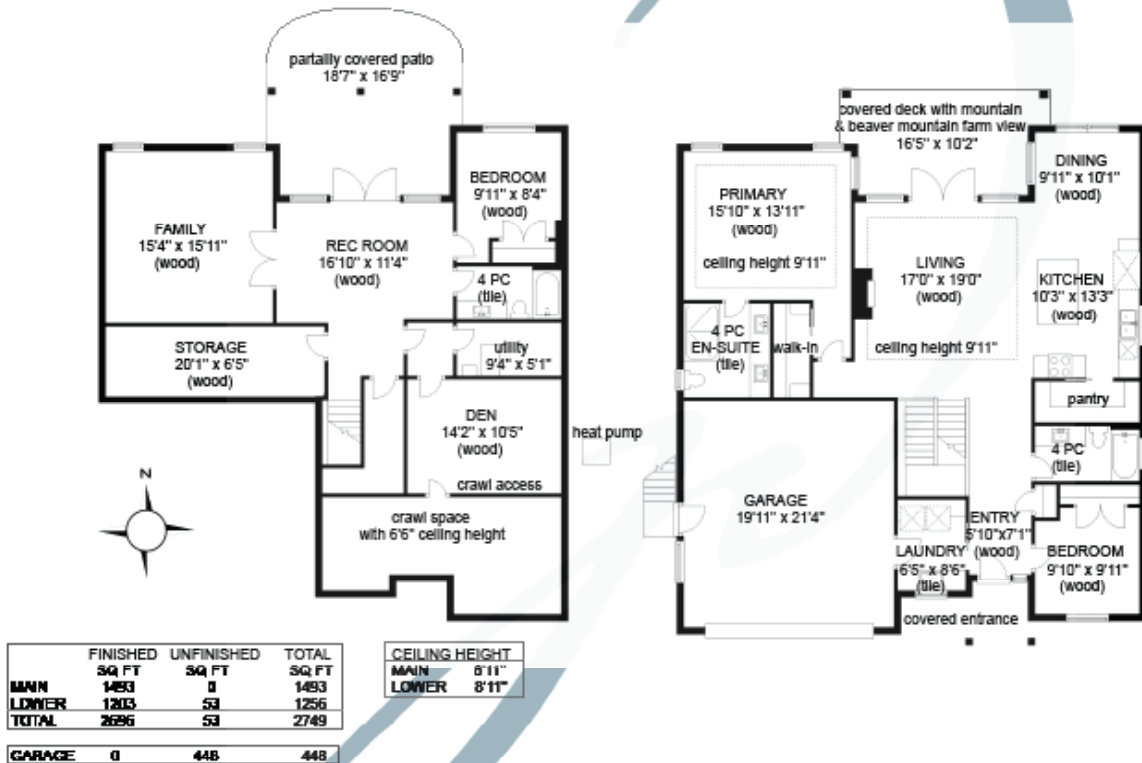
3248 Klanawa Crescent  
Listed at \$1,245,000  
3 Bd | 3 Ba  
2,696 Sq Ft



MLS #: 1012142  
Lot Size: 0.17 Acres  
Year Built: 2023  
Zoning: R-SSMUH



# 3248 KLANAWA CRESCENT



jane denham  
REAL ESTATE GROUP

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



Visit our website for all Comox Valley listings, neighbourhood guides,  
and resources for buyers & sellers!

[www.janedenham.com](http://www.janedenham.com)



**Jane Denham**  
PERSONAL REAL ESTATE CORPORATION  
250.898.1220  
[jane@janedenham.com](mailto:jane@janedenham.com)



**Grace Denham-Clare**  
REAL ESTATE AGENT  
250.897.8890  
[grace@janedenham.com](mailto:grace@janedenham.com)



**Marnie Denham-Clare**  
REAL ESTATE AGENT  
250.218.4563  
[marnie@janedenham.com](mailto:marnie@janedenham.com)



282 Anderton Road  
Comox, BC V9M 1Y2  
o. 250.339.2021

