



2076 Beaufort Avenue



# Extraordinary Home...

Extraordinary home, desirable location! Spectacular sunrise, ocean and Beaufort Mountain views from the main floor of this beautifully renovated home, 4 BD/ 3 BA, 2,297 sf. The upper level offers 9' vaulted smooth finish ceilings, bright open plan Great room with Valor gas fireplace, a masterfully crafted kitchen with dark maple cabinets, granite counters, s/s appliances, a large working island with seating, and a skylight overhead. The primary bedroom shares the views and an ensuite with fully tiled, glass shower. 2 additional bedrooms and 4 pce bath on the same floor. A charming sunroom leads to the front covered deck and the back terraced decks with views of the gorgeous gardens w/ private, fenced yard. The lower level offers an in-law suite potential with separate entrance. Workshop under the sunroom, and a 27' deep garage for a truck, or storage and vehicle. Just a short stroll to Comox, the Marina, Filberg Park, shopping, restaurants, and all the amenities.



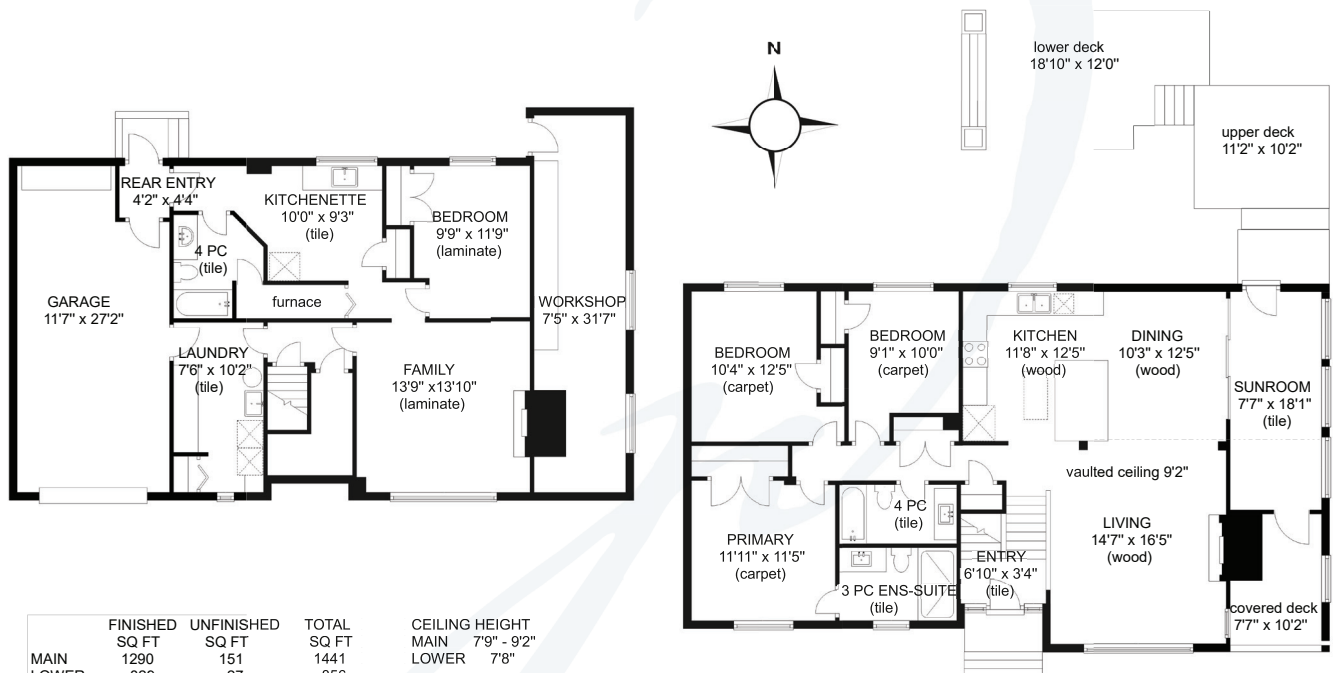
2076 Beaufort Avenue  
Listed at \$1,150,000  
4 Bd | 3 Ba  
2,119 Sq Ft



MLS #:	1011736
Lot Size:	0.19 Acres
Year Built:	1968
Zoning:	R1.1



# 2076 BEAUFORT AVENUE



	FINISHED	UNFINISHED	TOTAL
	SQ FT	SQ FT	SQ FT
MAIN	1290	151	1441
LOWER	829	27	856
TOTAL	2119	178	2297

GARAGE	0	343	343
WORKSHOP	0	257	600

CEILING HEIGHT	MAIN	7'9" - 9'2"
LOWER	7'8"	

**jane denham**  
REAL ESTATE GROUP

Prepared for the exclusive use of Jane Denham  
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Measurements on the plans are intended for visual reference purposes only and should be verified



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and resources for buyers & sellers!

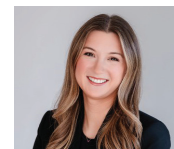
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