

jane denham  
REAL ESTATE GROUP



1272 Noel Avenue

# Beautifully Updated & Renovated...

Beautifully updated and renovated! Chic, contemporary styling transformed this enchanting home w/ 3 BD/ 3 BA, 1,552 sf, creating a warm and comfortable space to share with friends and family. Bright welcoming foyer opens to the living room with a bay window, and lovely gas fireplace, kitchen offers soft tones and s/s appliances, gas stove, quartz counters w/ seating, adjacent dining room offers easy access to the private backyard. Enjoy peaceful summer evenings under the 12' x 14' gazebo, in the fully fenced yard with mature landscaping. Upstairs 3 spacious bedrooms, a vaulted ceiling in the master and a spa like ensuite with gorgeous soaker tub, stylish main bath & laundry. The updates include bathrooms on the upper level, quartz counters, appliances, gas stove and f/p, luxury vinyl flooring, lighting, skylight, front door & sidelights, sliding door, most windows, irrigation, fencing, gutters. Parking & laneway access with a shed for storage. Close to schools, trails and beaches!

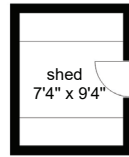


1272 Noel Avenue  
Listed at \$835,000  
3 Bd | 3 Ba  
1,552 Sq Ft

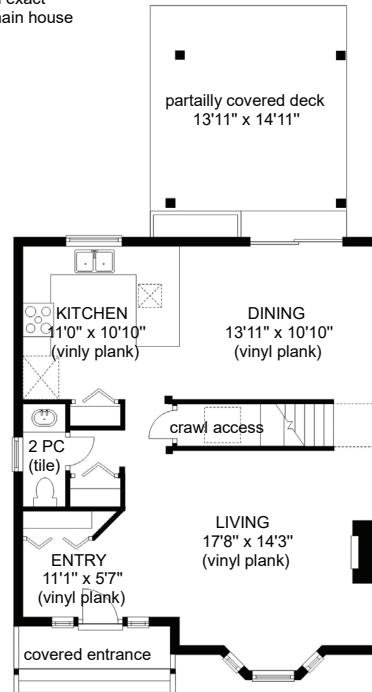
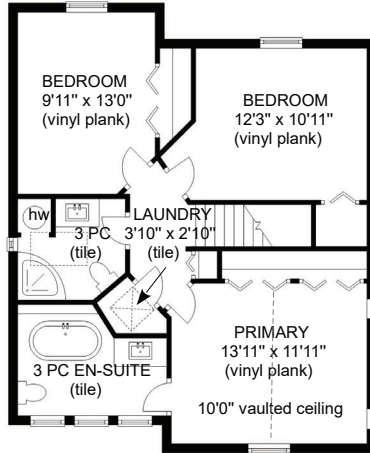


MLS #: 1029330  
Lot Size: 0.11 Acres  
Year Built: 1997  
Zoning: R-SSMU

# 1272 NOEL AVENUE



shed not shown in exact location relative to main house



	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	770	0	770
UPPER	782	0	782
TOTAL	1552	0	1552

CEILING HEIGHT
MAIN 8'0"
UPPER 8'0"



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

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

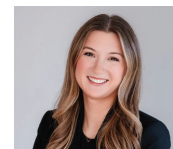
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