



3221 Klanawa Crescent



# Exquisite Northridge Estates Rancher...

Exquisite Northridge Estates Rancher, built in 2022 with a protected buffer creating a forested backdrop and fantastic privacy. This former Ballard show home offers 3 BD/ 2 BA, 1,893 sf, 9 -10' ceilings throughout, a bright, spacious foyer with 17' ceiling and skylight. Stunning stacked stone gas fireplace with blue grey tones and warm accents contrasting the wide oak plank flooring throughout. Sophisticated luxury, contemporary styling, & spacious room sizes. Generous windows and French doors showcase the tranquil views of the water feature and pergola on the upper level of the private yard, accessed by stairs. Elegant bright white kitchen with quartz countertops, s/s appliances, gas range, walk-in pantry, and generous island with seating. The primary bedroom offers a serene retreat with 5 pce ensuite, marble tile shower, free standing tub, dual sinks, and walk-in closet. Heat Pump, H/W on demand, irrigation, epoxy floor and pull-down stairs in garage for more storage.



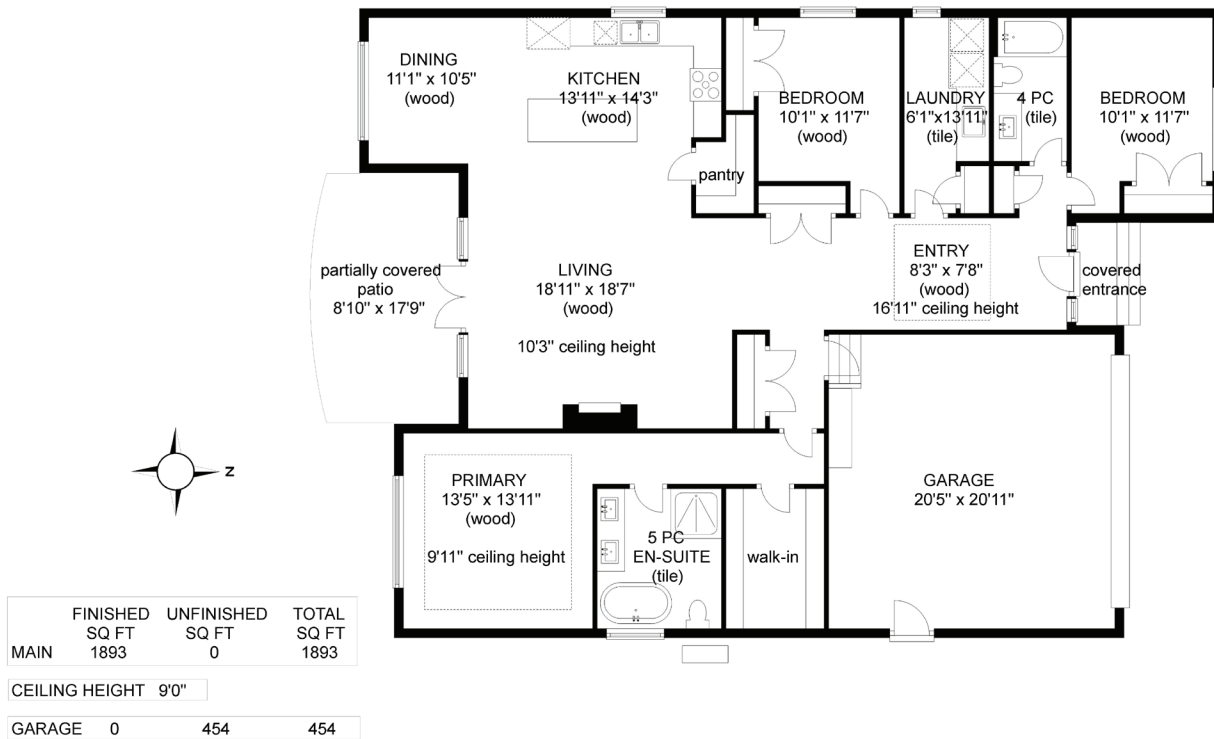
3221 Klanawa Crescent  
Listed at \$1,135,000  
3 Bd | 2 Ba  
1,893 Sq Ft



MLS #: 1022677  
Lot Size: 0.16 Acres  
Year Built: 2022  
Zoning: R-SSMUH



# 3221 KLANAWA CRESCENT



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!

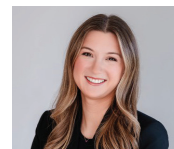
[www.janedenham.com](http://www.janedenham.com)



**Jane Denham**  
PERSONAL REAL ESTATE CORPORATION  
250.898.1220  
jane@janedenham.com



**Grace Denham-Clare**  
REAL ESTATE AGENT  
250.897.8890  
grace@janedenham.com



**Marnie Denham-Clare**  
REAL ESTATE AGENT  
250.218.4563  
marnie@janedenham.com



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

