



# 1311 NOEL AVE COMOX BC

\$649,900

Room enough for the whole crew! This awesome Comox home features 4 bedrooms plus a large bonus room over the garage. So many options for the bonus room; workout room, games room, video games. Master bedroom has a 5 piece ensuite, walk in closet and its own covered porch for your morning coffee. On the main you will find a large kitchen/dining area overlooking the private back yard. Kitchen boasts granite counters, maple cabinets and pantry. Gas fireplaces in both the family and living rooms to keep you cozy in the winter. Work from home? No problem with the private den/office located just off the entrance. Amazing kids playhouse in the back yard, lots of deck space for mom and dad. Home is heated/cooled with a heat pump, has a double car garage and ample parking space and don't forget the covered front porch.

Kitchen 15x8'3

Family Room 17'2x13

Living Room 13x12

Den 9x8'6

Master Bedroom 14'5x13

Bedroom 10x9'8

Bedroom 13'1x9'3

Bedroom 13'1x9'3

Bonus Room 17'10x17

2pc Bathroom

5pc Bathroom

5pc Ensuite Bath



**DEBBIE ZIGAY**

Royal LePage-Comox Valley (CV)

Phone: 250-334-3124  
zigay@shaw.ca



**Royal**

**LePage in the Comox Valley**

121-750 Comox Rd , Courtenay,  
BC,

Phone: 250-334-3124  
zigay@shaw.ca