



# 11 Mitchell Rd Courtenay BC

\$934,900

Sprawling 2025 square foot rancher with lovely nature walking trails nearby. Exceptional street appeal on this home with fully landscaped back yard, private, and live retaining wall with fruit trees, ferns, flowering shrubs, vegetable garden, blueberries, raspberries, apple and pear trees on .28 acre. The hot tub is a 100 amp with cedar screen. The patio has been extended, natural setting. Inside, one finds an open floorplan, three bedrooms plus large office/tv room off front door. The kitchen is very functional with large working island and walk in butler pantry. Gas fireplace with floor to ceiling stone work, 9 ft ceilings but in the living room close to 11 ft ceilings. Built in 2009, this rancher would be hard to replace. Enjoy Puntledge Park, Fishery, and Morrison Creek trail system within a 5 minute walk. This home is very special, one level lifestyle, one rarely finds a rancher with this square footage and lot size. Move in ready.

Listing Presented By:



Originally Listed by:  
Royal LePage-Comox Valley (CV)

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