



2229&2233 CLARK ROAD COURTENAY BC

\$1,475,000

Tranquil rural property with 2 homes, large workshop and double garage with office ticks all the boxes. Generate income on this 3 acre parcel or have the family move in. Backing onto Seal Bay Park, there's a 2010 built one level home with 2 bedrooms, 2 baths and a 3 level older character home with 4 bedrooms, 3 baths at the front of the acreage. The property and homes have been meticulously maintained over the past several years and many improvements have been completed. Separation between the 2 houses is provided by a shed and large fenced garden area with greenhouse for the green thumb. All this space provides lots of room for boats, trailers, RVs and zoning allows home occupation too. The insulated shop measures 34'x 40', has 200 amp electrical service and overheight door and the double garage & office at the back is 30'x40'. One drilled well services both houses and each has its own septic system, both pumped July 2019. Don't miss out on this unique offering! All measurements approximate & should be verified if important.

Kitchen 15x15'10

Kitchen 11x20

Living Room 16'8x22'6

Living Room 12'10x13

Dining Room 8x15

Dining Room 10x11'6

Master Bedroom 13'6x14'10

Master Bedroom 14'6x18'10

Bedroom 11'9x17

Bedroom 10'6x11'6

Laundry/Uti 11x11

Bedroom 12'9x13

Family Room 15x26

Den 8x15'6

Other 8x11'6

Workshop 34'2x40'2

Garage 30x40

4pc Bathroom

3pc Ensuite Bath



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