



## 199 31st St 22 Courtenay BC

\$799,900

Welcome to a unique opportunity to own a patio home just steps from the scenic Courtenay River Walkway and the Comox Harbour. Enjoy the ease of single-level living with an attached garage and a thoughtfully designed layout featuring 2 spacious bedrooms, 2 bathrooms, and an enclosed flex room-perfect for a home office, studio, or guest space. The bright, open-concept interior offers in-floor radiant heating and 9 ft ceilings with crown moldings. Your private patio that backs into the walking trail with some views of Comox Harbour. The open kitchen features Stainless Steel appliances, Tile Backsplash and under cabinet Lighting. The primary bedroom suite offers a relaxing retreat with a large walking closet and an ensuite that boasting a soaker tub and a walk-in shower. Enjoy immediate access to walking and cycling trails, nearby shops and restaurants, and a lifestyle rich in outdoor recreation with skiing, golf, and marinas just minutes away.

Listing Presented By:



Originally Listed by:  
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