



## 3162 Mission Rd Courtenay BC

\$1,375,000

No GST, 2 year old home in Northridge Estates! This walk out rancher is truly different, designed by architect Glenn Mitchell of Mitchell Designs and built by Heritage Revival Homes, this custom build is exceptional with craftsman character, including 14ft ceiling, reclaimed brick for gas fireplace and wood for kitchen island and beautiful solid oak flooring. Rock Acre custom cabinetry throughout, cedar decks and wrought iron chandeliers, are just some of the finishing extras. There is a fully contained 1 bedroom legal suite (could convert to 2 bedrooms if needed) on own hydro with extra soundproofing, a separate flex space downstairs for a media room or gym, or could be finished for a guest suite with separate entrance. Sun soaking in the windows as well as mountain peek-a-boo views. Energy efficiency thought of with heat pump, HRV, on demand hot water, drain heat water recovery, EV charger. Put this on your list to view, it's refreshingly different!

Listing Presented By:



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