



## 3177 Hellicar Rd Courtenay BC

\$1,399,000

Check out this country package only 10 minutes from town which includes a rancher, guest cottage, shop & barn situated on 3 acres in Courtenay North. This property is flat, landscaped & fully fenced. There are two driveways with one leading to the main house & the other to the large 24x36 shop with high doors offering 873 sq ft suitable for the boat or RV. This large rancher has a cozy woodstove, large 22x23 garage, 3 bedrooms, 3 bathrooms, forced air heat & plenty of room with 2,308 sq ft. The guest cottage is complete with it's own laundry, garage & offers 860 sq ft. The barn is complete with hay loft, 3 stalls with exterior paddock & offers 936 sq ft perfect for the horses. The property is CR1 zoned allowing for two single detached residential dwellings. The property is on a septic system & a shallow well. Loads of driveway space for multiple vehicles. Plenty of room for a pool, trampoline & all the kids & adult's toys. For the green thumber there is a garden area behind the barn.

Listing Presented By:



Originally Listed by:  
RE/MAX Ocean Pacific Realty (CX)

randydevine@remax.net



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca