



## 3632 Island Hwy Courtenay BC

\$1,495,000

Rare opportunity for an amazing WALK ON WATERFRONT ACREAGE in the City of Courtenay! Located in South Courtenay this fabulous 2.07 acres offers over 185 feet of beachfront and is just waiting for your dream home! This special property is gently sloping towards the water's edge allowing easy access to the beachfront and tide line. Consisting of some trees closer to the road, perfect for privacy, plus a beautiful meadow-like clearing for spectacular natural sunlight, also allowing breathtaking views of Comox Bay, Goose Spit, and the Coastal Mountains beyond! There is municipal water and natural gas available, and R-RU zoning allows for a secondary residence, home occupation and bed & breakfast. Conveniently located just minutes from shopping, restaurants, and amenities while not giving up the peace and beauty of waterfront acreage. Whether you are looking to build your waterfront estate, a carriage house for quiet getaways or just a rare property to hold, look no further!

Listing Presented By:



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

tvincentrealty@gmail.com



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca