



## 4974 Cotton Rd Courtenay BC

\$1,150,000

Welcome to this dream real estate package, sprawling across a 1.47-acre lot conveniently located Just off the Island Highway. providing ample space for outdoor recreation, gardening, and peaceful relaxation. The property has a well appointed spacious 1,675 sq ft 3 bed 3 baht rancher, benefitting from a heat pump and a roof less than a year old. You'll love the enormous detached workshop, offering an impressive 2,206 square feet of space. With 12' ceilings and extra height doors, this workshop is perfect for storing boats, pursuing hobbies, or utilizing as a spacious workshop. The detached workshop also boasts natural gas heaters and 220-volt power, making it suitable for various activities and projects. Whether you require additional storage, a workspace, or a place to indulge in your hobbles, these outbuildings provide so much flexibility. What's more, seize the potential for a brand new 0.6/0.7-acre new subdivided lot, subject to municipal approval

Listing Presented By:



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

rossmcdyre@royallepage.ca



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca