

\$799,900 - 22 199 31st St, Courtenay

MLS® #1008106

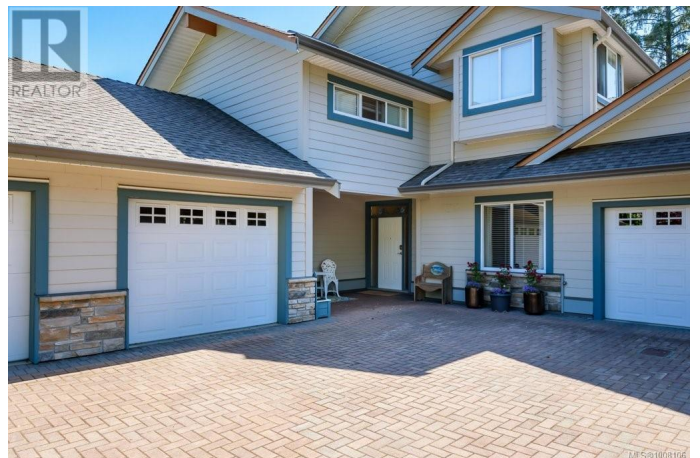
\$799,900

2 Bedroom, 2.00 Bathroom, 1,745 sqft

Single Family

Crystal Shores, Courtenay, British Columbia

Rare Waterfront Patio Home in Crystal Shores
â€œ Your Oceanfront Lifestyle in Courtenay
Welcome to a rare opportunity to own a patio home just steps from the scenic Courtenay Riverway and the shores of Comox Harbour. This elegant, executive-style rancher combines coastal charm with refined finishes, perfectly situated in one of the most sought-after waterfront communities in the Comox Valley. Enjoy the convenience of single-level living with an attached garage and a thoughtfully designed layout featuring two spacious bedrooms, two bathrooms, and an enclosed flex room that is ideal as a home office, studio, or guest space. The bright, open-concept interior showcases in-floor radiant heating, 9-foot ceilings with crown moldings, and expansive windows that flood the home with natural light throughout the day. Step onto your private patio, which backs onto the picturesque walking trail, and breathe in the ocean air while enjoying partial views of Comox Harbour. The open kitchen is beautifully appointed with stainless steel appliances, a tile backsplash, and under-cabinet lighting. Both the kitchen and dining area overlook manicured gardens, while the great room offers a welcoming space perfect for entertaining or relaxing. The primary bedroom suite serves as a peaceful retreat, featuring a generous walk-in closet and a spa-like ensuite with a soaker tub and walk-in shower. Enjoy immediate access to walking and cycling trails in Cumberland,



nearby shops and restaurants, and a lifestyle filled with outdoor recreation, whether it's skiing, golfing, or exploring nearby marinas, it's all just minutes away. This is more than a home, it's a lifestyle. (id:6289)

Built in 2006

Essential Information

Listing #	1008106
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,745
Year Built	2006
Type	Single Family
Sub-Type	Strata
Style	Other

Community Information

Address	22 199 31st St
Subdivision	Crystal Shores
City	Courtenay
Province	British Columbia
Postal Code	V9N8X1

Amenities

Features	Level lot, Park setting, Private setting, Wooded area, Other
Parking Spaces	1
View	Ocean view

Interior

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Electric, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning

Multi-Family

Listing Details

Listing Office

RE/MAX Ocean Pacific Realty (Crtny)



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Listing information last updated on October 13th, 2025 at 7:31pm PDT