

\$2,398,000 - 1248 Station Rd, Coombs

MLS® #1008137

\$2,398,000

3 Bedroom, 4.00 Bathroom, 4,535 sqft

Single Family on 2.82 Acres

Errington/Coombs/Hilliers, Coombs, British Columbia

Tranquil Executive Acreage in Coombs! The perfect blend of country serenity and urban convenience! Be sure to view this spacious and bright 4 Bed/4 Bath semi-custom Executive Home on a 2.82-acre park-like parcel of land. Just three years young, the home boasts contemporary fixtures and finishes, three levels of living space, a generous use of glass for a bright ambiance, and a private resort-style yard with a swim spa, firepit, and a fenced garden area. There's also a large Double Garage/Workshop, lots of parking, and an RV spot with a sani dump and included travel trailer. Tucked away in a peaceful rural setting just mins from Parksville and Qualicum Beach. An entry drive leads to a massive parking area. Step into a wide foyer with a vaulted ceiling and eng hardwood flooring that flows into the expansive Great Room. The Living Room boasts a two-storey ceiling, a heat pump, and a nat gas fireplace flanked by built-in cabinetry. The Dining Room is brightened by dual picture windows with views of the landscaped yard. The Gourmet Island Kitchen features granite CTs and quality stainless appls incl a 6-burner gas stove and a Samsung Family Hub™ fridge. The WI pantry has easy access to the Garage for grocery unloading. From the Living Room, folding glass doors open to a stunning 912 sqft patio with timber accents, partly covered for all-season enjoyment. The spacious Primary



Suite has patio access, a trayed ceiling, WI closet, and a luxurious 5-piece ensuite with heated floors, a freestanding tub, gas fireplace, and a glass shower. Also on the main level: a Powder Room, Office/Den, Laundry/Mudroom, and access to a Garage/Workshop with EV charger. Upstairs you'll find a Family Room, Bedroom, and 4-pc Bath, while the lower level hosts a Rec Room, Media Room, Bedroom, Office, Bath, and Utility Room. Infrastructure is already in place for a future Carriage Home, and thereâ€™s even potential to qualify for tax-friendly farm status. Great extras, visit our website for more. (id:6289)

Built in 2021

Essential Information

Listing #	1008137
Price	\$2,398,000
Bedrooms	3
Bathrooms	4.00
Square Footage	4,535
Acres	2.82
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Westcoast

Community Information

Address	1248 Station Rd
Subdivision	Errington/Coombs/Hilliers
City	Coombs
Province	British Columbia
Postal Code	V0R1M0

Amenities

Features	Acreage, Central location, Level lot, Park setting, Private setting, Southern exposure, Other, Marine Oriented
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Parking Spaces 10

Interior

Appliances Refrigerator, Stove, Washer, Dryer
Heating Electric Forced air, Heat Pump
Cooling Air Conditioned
Fireplace Yes
of Fireplaces 2

Additional Information

Zoning Unknown

Listing Details

Listing Office Royal LePage Parksville-Qualicum Beach Realty (PK)



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