

\$1,099,999 - 3275 Marygrove Pl, Courtenay

MLS® #1008813

\$1,099,999

3 Bedroom, 2.00 Bathroom, 1,720 sqft

Single Family on 0.16 Acres

Courtenay South, Courtenay, British Columbia

Do not pay the property transfer tax! Priced under the current provincial threshold, making it exempt from the property transfer tax and saving you thousands at closing. This best priced new rancher is located a desired area of The Ridge, one of the Comox Valley's most sought-after communities, this 1,720 sq ft single-level rancher offers a rare blend of style, comfort, and exceptional value. Thoughtfully designed with open-concept living in mind, this home features a spacious and functional layout ideal for entertaining or everyday living. The kitchen is a true centerpiece, complete with a large island and custom cabinetry. A striking concrete fireplace adds warmth and architectural interest to the main living area, while heated tile floors and an energy-efficient heating and cooling system ensure year-round comfort. Step outside to a beautifully landscaped, sunny, and private backyard—perfect for enjoying your morning coffee, hosting weekend barbecues, or simply relaxing. The quiet cul-de-sac setting, surrounded by other quality homes, offers a peaceful atmosphere and a strong sense of community. A large driveway provides ample parking, which is a rare and welcome bonus. Built by Benco Ventures, a trusted local builder with over 25 years of experience and a reputation for quality craftsmanship, this property is an outstanding opportunity in a prime location. There is a high end appliance and blind package available, inquire for more info. Open House 12-2 PM (id:6289)



Built in 2025

Essential Information

Listing #	1008813
Price	\$1,099,999
Bedrooms	3
Bathrooms	2.00
Square Footage	1,720
Acres	0.16
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3275 Marygrove Pl
Subdivision	Courtenay South
City	Courtenay
Province	British Columbia
Postal Code	V9N0E7

Amenities

Features	Cul-de-sac, Other
Parking Spaces	5

Interior

Heating	Natural gas, Other Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Ocean Pacific Realty (Crtny)
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