

677 5TH ST. COURTENAY
OLD ORCHARD CHARACTER HOME
INFORMATION PROVIDED BY SELLERS

INTERESTING INFO: Home previously owned by Canadian author ALICE MUNRO, winner of the 2013 Nobel Prize in literature & winner of 1998 Giller Prize.

Hardwood floors are Montana Birch. Upstairs refinished original fir flooring. All Optic TV's included. Outside propane tank is yearly rental. Hot water tank 2016. Cedar shake roof approx. 10 yrs old.

LIVING ROOM:

- regency propane fireplace with marble hearth

KITCHEN:

- custom cabinetry with easy glide drawer
- granite countertops
- wolf range (propane)
- sub zero fridge
- bosch dishwasher
- free standing cabinet w/microwave (behind cabinet is removable door leading to upstairs)
- fantastic butler's pantry provides more custom cabinetry/storage space

FAMILY ROOM:

- custom pella French door, wood & aluminum clad
- prewired for electrical awning and security light
- heated cement floor
- wired for surround sound speakers and TV
- above code ceiling joist to support hot tub on deck above
- family room could be used for 4th bdrm or studio/home based business

LAUNDRY & 2ND BATHROOM:

- kenmore stackable washer & dryer
 - heated tile floors in bathroom
 - towel cabinet
- *note main water shut off valve on the wall behind cabinet beside washer & dryer

MAIN BATHROOM:

- vintage cast iron clawfoot tub
- antique vanity w/marble top & drop in sink

UPSTAIRS:

- original refinished fir flooring
- 2 bedrooms, front bedroom wired for TV
- small kitchenette w/sm under counter fridge, perfect for guests
- back bedroom leads to large deck (composite) that can support patio furniture & hot tub.

GARAGE:

- cement floor
- upper storage space
- electric plug back wall
- new roof installed 2020

WORKSHOP:

- heated with subpanel
- extractor wall fan for ventilation
- extra wide metal entry door

STUDIO:

- flex space with multiple uses
- vaulted ceiling

OUTSIDE:

- multiple patio areas
- one apple tree
- assortment of roses, hydrangea and lilac tree