



**BRANDON GUILÉ**  
REAL ESTATE  
Personal Real Estate Corporation



**HAMILTON  
BROTHERS**  
CONTRACTING LTD

**3356 Marygrove Place, Courtenay, BC**  
**THE RIDGE**

# THE DETAILS

NEW CONSTRUCTION

CITY OF COURTENAY

THE RIDGE

3356 MARYGROVE PLACE  
COURTENAY, BC

PID: 031-886-141

LOT 1 DISTRICT LOT 153 COMOX  
DISTRICT PLAN EPP123804

BUILDER : HAMILTON BROS

LOT SIZE: 6466 SQFT

ZONING: CD21

PROPERTY TAXES, CITY OF  
COURTENAY

TAXES INCLUDE:  
WATER/SEWER/GARBAGE/  
RECYCLING/



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## PROPERTY FEATURES

- FREEHOLD
- YEAR BUILT 2024
- 3 BED / 2 BATH
- 1903 sq.ft.
- 434 sq.ft. GARAGE
- AMPLE PARKING, PLUS GARAGE
- BALCONY / PATIO / COVERED & UNCOVERED
- 200 AMP Service
- R20 INSULATION IN EXTERIOR WALLS
- ENERGUIDE STEP 4



*This home has all the comforts for great family living inside a Modern & spacious floor plan. This 1903sqft. This 3 bedroom/2bathroom Rancher offers all the modern conveniences. Enjoy open concept living with large windows and vaulted ceilings. Gorgeous quartz Island & counters throughout, custom shelving, KitchenAid 6pc appliance package, Under cabinet lighting, wide plank Oak flooring, & more. This dream home includes custom walk-in butler pantry in Kitchen w/sink. Super efficient home with H2O on demand, Forced Air High efficiency gas furnace, heat pump & A/C. Your investment is protected by a 2/5/10 New Home Warranty & super low utilities thanks to its 49 Energuide Rating.*



## PEACE OF MIND

- 2/5/10 Travellers New Home Warranty
- ENERGY SAVING STARLINE CASEMENT WINDOWS
- NG Furnace + Heat Pump & A/C HEAT RECOVERY VENTILATION (HRV) SYSTEM
- Low utilities
- R40 BLOWN IN ATTIC
- Spray foam foundation walls
- All sub floor glued & screwed for lifelong squeek free. 2x2 bridging.
- Climate Control
- Hardwired Smoke & CO2 detector
- **ENERGUIDE RATING 49**

**\*\*\*\*EXCELLENT**



# EXTERIOR DESIGN

- HardieBoard cement board & batten siding
- Large Windows
- Covered main entry
- Custom front door
- deck with glass Aluminum rails
- Warm/Cold exterior water tap
- Double Gas bib on deck for
- BBQ & Firepit
- Outdoor electrical outlets, additional hose bibs
- Fully Landscaped with access from front and back.
- Garage door insulated and wifi garage door opener.



# INTERIOR DESIGN

- DESIGN CONCEPT FOCUS ON:  
White / textiles/ Custom tile /  
Natural Light/ Champagne &  
black/ white Oak/ Stone / Luxury
- Vaulted ceilings on Main
- Wide plank Engineered Oak  
flooring
- 42" Gas Fireplace w/Mantle
- LED Pot lighting, undercounter  
lighting
- Maytag Commercial  
washer/dryer Included
- Built-in storage with solid  
shelving including closet  
organizers
- Oversize windows to promote  
natural light
- Oversize Bedrooms
- Laundry/Mud Room off garage  
w/ Storage, built in sink, and  
bench seating





# CHEF INSPIRED KITCHENS

- Harbour Kitchens custom build all cabinets & Millwork
- Large Island w/Quartz countertops, undermount sink, power outlets
- garbage/recycling built in organizer
- Full Kitchen Aid Appliance package
- Natural gas 5 Burner range
- Custom Built oversize range hood
- Ultra quiet dishwasher
- Custom open shelving w/lighting
- 4 custom Tile Backsplashes
- Modern Slab door square edge with soft close
- Champagne hardware
- CUSTOM Built in pantry with sink & Window & Wine/Bar Fridge
- Under counter lighting
- Custom Victory Exhaust Hood



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## LUXURY BATHROOMS & ENSUITE

- 5 pc Ensuite
- 4 pc second bathroom
- heated flooring in both bathrooms
- Stunning tile work
- Large Mirrors
- Seamless flooring
- Quartz countertops
- Heated flooring in walk in closet
- glass shower door in ensuite
- CUSTOM shelving in 2nd Bath
- Champagne & Black fixtures
- Undercounter Motion lighting
- Rain shower head and wand
- No frame glass shower





## LIFESTYLE

- Oversized Bedrooms
- Primary 19'10 x 12'6 plus walk in closet 8'10 x 8'0
- Second 11'0 x 14'8
- Third 12'0 x 10'11
- Huge walk down basement crawl with 6'2 clearance.
- Rheem Hot Water on Demand
- Forced Air Natural Gas Furnace w/ Electric heat Pump.  
High efficiency home w/ low utilities



# FUNCTIONAL DESIGN

- 1903 sqft of luxury
- Large Windows/Doors w/screens
- Home access directly off Garage
- 21'9x 20' Garage
- Garbage & recycling built-in organizer
- Gas bib on covered deck
- Access to covered patio off Primary bedroom
- Vaulted ceilings for a feeling of space and fantastic natural light
- T&G in entryway and covered deck ceiling



3356 Marygrove Pl, Courtenay, BC

Main Floor Exterior Area 1903.33 sq ft  
 Interior Area 1794.93 sq ft  
 Excluded Area 481.85 sq ft



PREPARED: 2024/08/14



## AMENITIES NEARBY

- Shopping Plaza
- Walking/Biking trails
- Brewery/Groceries/Pizza
- Downtown Courtenay
- Parks & Beaches
- Airport & Transit
- Elementary - Royston
- High School - Vanier





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