

855 Labrador Drive Specifications

Overview

- 1,709 sqft Rancher, 3 BD/ 2 BA
- 0.13 acre Lot/ 5,530 sqft
- Convenient Comox location
- Completion ~May 2022
- Includes Appliances, Fencing & Landscaping



Interior

- 9' Ceilings
- Crown Mouldings & Tray Ceiling in Primary Bedroom
- 5' Crawl Space - Stair Access through Garage
- Engineered Hardwood Flooring
- Under Cabinet Lighting in Kitchen and Bathroom Vanities
- LED Lighting & LED Pot Lights
- Quartz Countertops
- Tile in both Bathrooms & Laundry Room
- Benjamin Moore Paint



Kitchen

- Quartz Countertops
- Large Walk-in Pantry with Cabinets
- Large Kitchen Island
- 3' x 4' Window above Kitchen Sink
- Pre-wired for Kitchen Sink Garburator
- Water for Ice Maker in Fridge
- Gas Stove / 36-inch Fridge / Dishwasher / Microwave Included



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Exterior

- EnergyStar Casement Windows
- Hardi Plank Siding - Colour Plus Technology
- Fir Plywood Sheathing on Exterior Walls
- Commercial Tyvec with Rain Screen System
- 2 Car Garage
- 16' x 8' Insulated Garage Door / Fan for Ventilation in Garage
- Low Maintenance Landscaped Yard with Sprinkler System
- 6' Fence
- Beaded White Soffit



Heating & Energy

- 96% Efficiency Rated Natural Gas Furnace/ Variable Speed Blower
- 2.5 ton Heat Pump 15 SEER / 7.2 HSPH / Efficiency Ratings
- 200 Amp Service / Rough-In Vac
- Rough-In for Electric Car Charging System
- Carrier Germicidal Air Purifier System
- Rinnai On Demand Hot Water with Re-Circulating Pump
- Aquapex Water Lines with Wirsbo Propex Fittings
- Allurivision 50-inch Slim Fireplace - NEFL50CHS

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Appliances

- Gas Stove
- 36-inch Fridge
- Dishwasher
- Microwave
- Frontload Washer & Dryer



Ensuite

- Heated Tile Floors
- Double Sinks
- Double Shower Heads & Rain Shower
- Heated Towel Bar

Convenience

- 2/5/10 Home Warranty by Travelers Canada
- Easy Access to Trails & Walkways
- Close to New Hospital, Shopping & Costco