



## 4226 Chancellor Crescent









## 4226 CHANCELLOR CRESCENT 2204 SQ. FT. (+ 496 SQ.FT. ATTACHED GARAGE) (+ 215 SQ.FT. WORKSHOP) DE DENHAM OMA, MEAL ESTATE COMPONATION SHOP 18-3° X 111-11 10-3° CELLING 11-3° X 10-11 10-3° CELLING 11-3° X 10-11 10-3° X 10-11

**1075 SQ. FT.** 8' CEILINGS

UPPER FLOOR.

4226 CHANCELLOR CRESCENT.				
MAY 26, 2022				
Prepared by PROPER MEASURE NORTH ISLAND for the exclusive use of JANE DENHAM				
Plans may not be 100% accurate. Buyer must verify any critical measurement.				
Private resale or modifi	cation of floor plans to a third p	arty by any individual or entity	other than Proper Measure Nor	th Island is strictly prohibited
FLOOR	AREA (SQ. FT.)			
	FINISHED SQ.FT.	PATIO	WORKSHOP SQ.FT.	GARAGE
MAIN	1129	523	215	496
UPPER	1075	-	-	-
TOTAL	2204	523	215	496
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## Stunning Family Home Located at 'The Ridge'...

Stunning family home located at 'The Ridge', a fabulous new development of well-appointed homes with parks and trails and wonderful ocean views across the Comox Harbour to the Coast Mountains. Spacious and bright, an open plan built in 2018 with 2,204 sf, 4 BD/ 3 BA. Sunlight streams through the beveled glass front door illuminating the front entry and soaring 18' ceilings. Chic modern tones & natural elements create a wonderful space to relax and unwind. The great room and cozy gas fireplace provide a lovely ambience, dream kitchen with s/s appliances, a large quartz island with seating, pantry, and a window over the sink to watch the kids play. A covered pergola on the patio and level, fenced yard with raised beds to grow your veggies. With large windows and stunning views, the spacious primary bedroom offers a sweet retreat, & luxurious ensuite w/ 2 sinks, free standing tub, & tiled shower. The extra-large garage w/ 10' ceilings offer 215 sf of shop/music room (wall easily removed).









## 4226 Chancellor Crescent | Listed at \$1,045,000

MLS #: 904647 | 4 Bedrooms | 3 Bathrooms

Total SqFt: 2,204

Garages: 2

Lot Size: 0.17 acres

Year Built: 2018

Zoning: CD-21

Please use the link below for property photos, virtual tour & floor plan: https://www.janedenham.com/property/4226-chancellor-crescent/



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