



## **167 Bayridge Pl, Bowser**

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ICF Foundation

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Completely rebuilt in 2021 by certified residential builder. This 2500 sq/ft home in Bowser will take care of all your needs with a recently added 2 bedroom in-law suite.

With ICF (Insulated Concrete forms) Construction the heating bills are very low and almost no noise from outside the home. Two bedrooms on the main level plus two more bedrooms in the lower suite with both levels being wheelchair friendly. The home has been completely redone in 2021 with heat pump, stainless kitchen appliances both up and down, Maytag front loading washer/dryer, engineered hardwood, and Hanstone Whistler countertops.

Located on a quiet cul-de-sac with .39 acre, irrigated and landscaped yard which allows for parking at the lower-level entrance. Newer 8 X 14 shed with electrical and water.

Enjoy all the beaches, cafes, and restaurants that Bowser and Deep Bay have to offer. Easy access to Comox Airport, Nanaimo ferries, and Mount Washington.



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owned and operated.

### **Main Level**

- Heat pump providing heating / cooling for much of the home
- Wheelchair friendly

### **Lower level**

- Self contained / unauthorized 2 bed inlaw suite
- Wheelchair friendly
- Parking right at the door
- **Tenant pays \$1700 month / plus utilities on a month to month basis. Hopes to stay**

### **Appliances**

- Stainless steel fridge, stove and dishwasher in both upper and lower levels, washer, and dryer were new Jan 2021

### **Back yard**

- 8' x 14' Storage shed with electrical and water
- RV parking,

**Hydro bills** Monthly average \$120 / month including lower suite