

# Creekside Commons Cohousing

[www.creeksidecommons.ca](http://www.creeksidecommons.ca)



## Home for Sale 309-2202 Lambert Drive Courtenay, B.C.

Creekside Commons is a dynamic, multi-generational cohousing community located in the Comox Valley, on Vancouver Island B.C. With residents from ages 1 month to 86 years, we are committed to creating a sustainable neighbourhood of beauty and peace where we can grow as individuals while supporting each other, the land on which we live, and the wider community.

We are located less than 2 km from downtown Courtenay, within a few minutes' walk to services and easy cycling distance to many amenities. The adjacent Piercy Creek and Capes Park, surrounding mature trees, wetlands, and our 9.8 acre site provide an opportunity to live close to nature with easy access to the excellent restaurants, cultural activities, farmers market, shops, rivers, beaches, ocean, ski hills, hiking, and other amenities that are available in the vibrant Comox Valley.



Our community consists of 36 duplex style homes with a variety of floor plans to suit the diverse needs of singles, couples, and families. The legal structure is strata title, providing individual ownership of the homes and common ownership of land and shared amenities. Homes are arranged in three clusters, with cars and parking limited to the edge of the site, thus preserving as much green space as possible. The ring road is for emergency and delivery vehicles only. Sidewalks are predominantly designed for pedestrians, bicycles, carts, and scooters, and are handicap accessible.



In addition to the private outdoor patios and yards, there is a common vegetable and herb garden, large orchard, berry patch and composting area, grassy areas for social gatherings and children's play areas. The wetland facilitates environmentally sustainable drainage, protecting fish habitat, while creating interest, beauty, and habitat for birds and amphibians.

The 3500 SF common house includes a large kitchen and dining area, two guest suites, a large meeting and practice room, children's playroom, lounge, small office, common laundry, and storage. A large covered south facing deck allows dining to extend outside during summer months. A separate workshop for woodworking, a craft room and a greenhouse have been built close to the Common house.



# 309 - 2202 Lambert Drive

Courtenay, B.C. Canada

Asking \$339,900



**This 3 bedroom is a lovely, bright, energy efficient home with 1375 sq ft on two levels.**

The open floor plan for the living room, dining room and kitchen features several low-e skylights, providing lots of natural light.

The kitchen features maple cabinets and a large island with a breakfast bar and lots of extra storage.

Completed in July, 2007, there are many energy efficient and environmentally sound features in this well insulated home.

Solid fir patio doors off the living room open onto a large covered patio, with more skylights, and a beautiful view.

The downstairs area also has two bedrooms and a large utility room. One of the bedrooms on the main level is near the kitchen and front door, making it a great space for a den, office or playroom. The upper level master bedroom and bathroom are very spacious and allow for great privacy.

A heated crawl space is underneath the whole house, creating a tremendous amount of storage room.

The backyard faces southeast and is a peaceful haven bordering on a bird-friendly forested area. A dry streambed has been included in the landscaping and berries have been planted.

Monthly strata fees include sewer, water, insurance on your home, exterior maintenance, common house janitorial service and utilities, common landscaping maintenance and other.

The owner is downsizing to another Creekside home. Immediate possession possible.

Address: 309-2202 Lambert Drive  
City, Province: Courtenay, B.C.  
Postal Code: V9N 1Z8  
Maintenance Fee: 170/month  
Price: \$339,900 (includes upgraded kitchen, extensive landscaping and stone patio, large utility room, HRV system and window coverings.  
Bedrooms: 3  
Baths: 2  
Floors: 2  
Year Built: 2007  
Square Feet: 1375 on two levels  
[www.creeksidecommons.ca](http://www.creeksidecommons.ca)

For information contact [jmaars@hotmail.com](mailto:jmaars@hotmail.com) or phone 250-792-2428