

**1313 Gabbro Lane**  
Langford, BC V0V 0V0



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**MLS# 916457**



**\$904,999**

**3 Bedrooms | 3 Bathrooms | 2,072 Sqft**

3 Beds 3 Baths SL 5 - MOVE IN BEFORE CHRISTMAS! Southview 30 is a collection of just 30 townhomes with carefully designed floor plans that are just minutes from all amenities and easy access to the TC highway in both directions. This END UNIT is our current show home, has NO REAR NEIGHBOURS, and offers approximately 1650 sq ft, 3 beds and 3 baths, with enough space for the family and to be great for hosting. The open main floor has a kitchen with large island, SS appliances w/ gas stove, large WI pantry and access to the patio w/ gas BBQ outlet, and landscaped and enclosed outdoor area. The living room has a designer gas FP that is paired with a multi head ductless heat pump and baseboards for efficient heating & cooling. Gas hot water on demand. Built Green Certified! Upstairs is a primary bedroom w/ huge 5 pce ensuite and WIC. Dedicated laundry room. Prices include appliances and landscaping w/ irrigation, Double Garage, New Home Warranty, modern roller blinds. PLUS GST (id:27) Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 23 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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