

2559 Obsidian Pl
Langford, BC V9B 5L4



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MLS# 919132



\$1,499,999

5 Bedrooms | 4 Bathrooms | 3,410 Sqft

5 Beds 4 Baths WV Lot 15 - Apex - PREMIER VIEW LOT, MOVE IN READY, PRIMARY ON MAIN! This brand new home is on a no through road w/ no neighbour on one side or behind, close to all amenities, transportation, & easy access to TC1. Featuring approx 3000 finished sq ft w/ legal 1-bed walk out suite. 5 beds & 4 baths. A stylish kitchen w/ island breakfast bar & upgraded Fisher and Paykel SS appliances w/ gas range. Open concept. Sliding doors to a huge deck w/ gas BBQ outlet to take in the panoramic views. Primary retreat on the main w/ ensuite, WIC, & southern views. 2 more beds, laundry/mud room, & full bath. The lower has a full bath, family room, & bed for the main, as well as a 1 bed LEGAL SUITE w/ separate entrance, hydro, laundry. Surround Sound Package. Double garage wired for EV charger. Efficient gas forced air furnace system paired w/ A/C, Built Green! Landscaping w/ irrigation. & partially fenced rear yard w/ hot tub rough in. New Home Warranty. Blinds. Price PLUS GST. 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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