

**2641 Mica Pl**  
Langford, BC V9B 5N1



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**MLS# 927319**



**\$1,424,999**

**4 Bedrooms | 4 Bathrooms | 3,389 Sqft**

4 Beds 4 Baths WV ph 5 Lot 6 - Vista - Welcome to Mica Place! The latest phase of Westview, one of Langford's most popular new developments. This collection of single family homes with legal suites is located on a no through road, and features some of our most popular floor plans. This floor plan features 3 beds and 3 baths plus den for the main, and a legal 1 bedroom level entry suite with separate hydro, laundry, and entrance. Efficient "mini-split" system, paired with a natural gas fireplace for heating and cooling. Homes are built green certified. Large deck off the front of the home, as well as the primary bedroom, to take in the amazing outlooks. Open concept with kitchen, dining, living, family rooms. Rear yard and patio with gas BBQ outlet off of the kitchen for convenient hosting. Landscaping and irrigation included. Blinds. Natural Gas fireplace and hot water on demand. Prices plus GST. Completions start summer 2023. 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



**Jenn Raappana**

Phone: (250) 474-4800

Royal LePage Coast Capital Realty

Office: (250) 896-7009

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