

103-2576 Obsidian Pl
Langford, BC V9B 5L4



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MLS# 931194



\$999,999

3 Bedrooms | 3 Bathrooms | 2,298 Sqft

3 Beds 3 Baths OTH - SL 6 - Immediate Possession Available. This one of a kind collection of just 7 townhomes is designed to take in the views with both families and empty nesters in mind. This over 1800 fin sq ft unit features a lower level entry with double garage, 1/2 bath, Den, and crawlspace. The upper level main floor has PRIMARY ON THE MAIN with 5 pce ensuite and walk in closet, as well as 2 more bedrooms, dedicated laundry, room, full bath. The kitchen has stainless appliances, breakfast bar, pantry, and easy access to the rear yard with a good size patio with gas BBQ outlet. Dining area leads to an open living with an over height ceiling and large windows for plenty of natural light. Deck access to the front of the home to take in the panoramic scenery. Dual head ductless heat pump system paired with baseboard heat for efficient heating and cooling. Built Green Certified. ON demand hot water w/ recirc. Roller shade blinds. Landscaping w/ irrigation. New home warranty. List 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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