

**2547 Obsidian Pl**  
Langford, BC V9B 5L4



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**MLS# 931350**



**\$1,399,999**

**5 Bedrooms | 4 Bathrooms | 3,549 Sqft**

5 Beds 4 Baths WV Ph 3 Lot 12 - Capstone - QUICK POSSESSION - PRIMARY ON MAIN! VIEWS! This brand new home is on a no through road, close to all amenities, transportation, & easy access to TC1. Featuring over 3100 finished sq ft w/ legal 1-bed suite, 5 beds & 4 baths total. A stylish kitchen w/ island breakfast bar & SS appliances opens to dining area & living room. Sliding doors to a huge deck with gas BBQ outlet to take in the panoramic views and scenery. The Primary retreat is on the level entry main floor w/ ensuite with heated floor, WIC, & southern views. Two more beds, laundry/mud room, & another full bath. The lower level has an additional full bath, family room, & bed for the main. 1 bed LEGAL SUITE w/ separate entrance, hydro, laundry. Efficient gas forced air furnace system also roughed in for A/C, roughed in EV charger. Built Green! Price inc main & suite appliances, landscaping w/ irrig & partially fenced rear space. New Home Warranty. Blinds. Interior photos not of this lot. 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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