

2551 Obsidian Pl
Langford, BC V9B 5L4



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MLS# 931418



\$1,399,999

5 Bedrooms | 4 Bathrooms | 3,410 Sqft

5 Beds 4 Baths WV lot 13 - Apex - Immediate Possession View Home! This home is on a no through road, close to all amenities, transportation, & easy access to TC1. Featuring approx 3000 finished sq ft, primary bedroom on the main, and w/ legal 1-bed legal suite. 5 beds & 4 baths total Kitchen w/ island breakfast bar & SS appliances in an open concept to dining area & living room. Sliding doors to a huge deck w/ gas BBQ outlet to take in the panoramic views & scenery. Primary retreat on the main level w/ ensuite w/ heated floor, WIC, & southern views. 2 more beds, laundry/mud room, & another full bath. The lower level has an additional full bath, family room, & bed for the main home. The 1 bed legal suite has separate entrance, hydro, and laundry. Efficient gas forced air furnace system also roughed in for A/C, rough in EV charger. Built Green! Price inc main & suite appliances, landscaping w/ irrigation. New Home Warranty. Blinds. Photos/virtual tour 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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