

2519 Obsidian PI
Langford, BC V9B 5L4



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MLS# 931817



NIINTA

\$1,399,999

5 Bedrooms | 4 Bathrooms | 3,278 Sqft

5 Beds 4 Baths WV lot 5 - Pallisade - Immediate possession available on this custom floor plan with one of the biggest yards in the phase. On a no through road, close to all amenities, transportation, & easy access to TC1. Featuring over 2700 finished sq ft w/ legal 1-bed bright and level entry suite w/ separate entrance, hydro, laundry. 5 beds & 4 baths total. The upper main floor is perfectly set up for one level living, w/ a bonus bed/den & full bath on the lower. A stylish kitchen w/ island breakfast bar, SS appliances, & wall pantry. Deck off the front & back of the house to take in the great outlooks Westview offers. Level lot w/ SW facing and one of the largest rear yards. Primary on the main w/ ensuite w/ heated floors & WIC. Efficient gas forced air furnace system also roughed in for A/C. Main & suite appliances, landscaping w/ irrigation. Gas BBQ Outlet. EV charger rough in. Developer included Upgrades. New Home Warranty. Blinds. 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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