

**2511 Sandstone Hts**  
Langford, BC V9B 5N1

**ROYAL LePAGE**  
COAST CAPITAL REALTY

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**MLS# 932257**



**DUINATA**

**\$954,999**

**3 Bedrooms | 3 Bathrooms | 2,187 Sqft**

3 Beds 3 Baths SV 30 SL 29 - Quick possession available on this duplex style end unit, with one of the larger outdoor spaces in the development. A carefully designed floor plan with approximately 1750 finished square feet, 3 beds and 3 baths, no rear neighbours, that is just minutes from all amenities and easy access to the TC highway in both directions. The open concept main floor has a kitchen w/ large island, SS appliances w/ gas stove, large walk in pantry and access to the patio and good sized, landscaped, & enclosed rear yard w/ gas BBQ outlet. The living room has a designer gas FP that is paired w/ a multi head ductless heat pump system and baseboards for efficient heating & cooling. Built Green! Upstairs is a primary bedroom w/ 5 pce ensuite and WIC. Dedicated laundry room. Prices include a Smart Home Package, appliances, landscaping w/ irrigation & enclosed rear yards, Double Garage and Driveway, New Home Warranty, roller blinds. Under construction. 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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