

2621 Mica Pl
Langford, BC V9B 5N1



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MLS# 1013258



\$1,349,999

4 Bedrooms | 4 Bathrooms | 3,499 Sqft

4 Beds 4 Baths GST included sale! Brand new and ready to move in. Experience the convenience and comfort of one level living, all with a bonus media room and 1/2 bath on the lower level. This home features approx 3000 finished sq ft w/ 3 beds and 3 baths plus media room for the main, and a legal 1 bedroom level entry suite w/ separate hydro, laundry, & entrance. Efficient ductless heat pump system in the main home, paired w/ a natural gas fireplace with blower fan for efficient heating and cooling. These homes are Built Green. Large deck off the front of the home. Open concept kitchen, dining, living rooms. The kitchen is equipped with a stainless steel appliance package, and island w/ breakfast bar. Hardwood flooring areas in main. Step up style lot with the rear yard & patio w/ gas BBQ outlet off of the laundry/mud room for convenient hosting. Smart Home Doorbell and Lock. Landscaping & irrigation. Roller Blinds throughout main and suite. Tankless HW w/ recirc. 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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