

**\$678,000**

206-3351 Luxton RD  
Langford, BC  
MLS® 951696

Finding your perfect home

**IS WHAT I DO**

Property Details

# Bedrooms	3	Parking Type	2 in garage
# Bathrooms	2 full and 1 half bath	Rental Restriction	unrestricted (no short term)
Monthly Fee	\$252	Pet Restriction	2 cats or dogs
Fee includes	water, garbage, insurance	Age Restriction	none
Floor Space	1,256 sqft	Property Taxes	\$2,499 (2023)
Title	freehold/strata	Assessment	\$641,000 (2024)

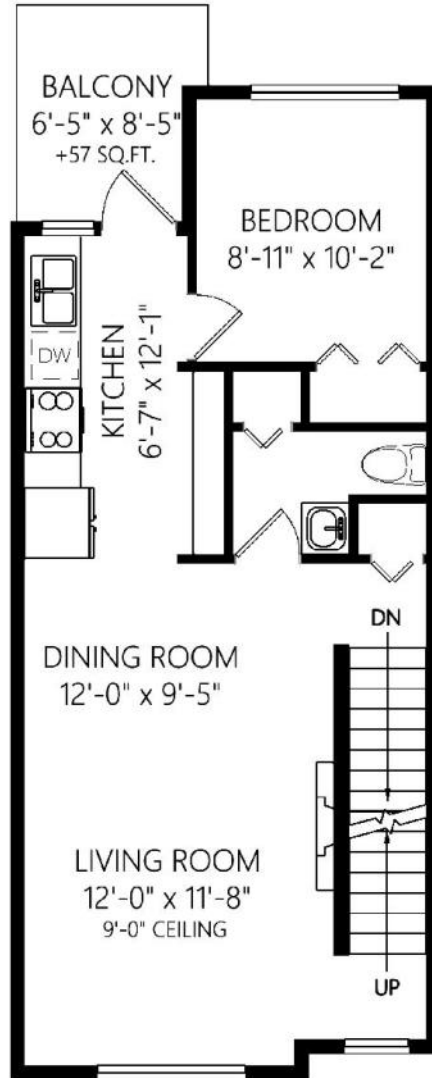
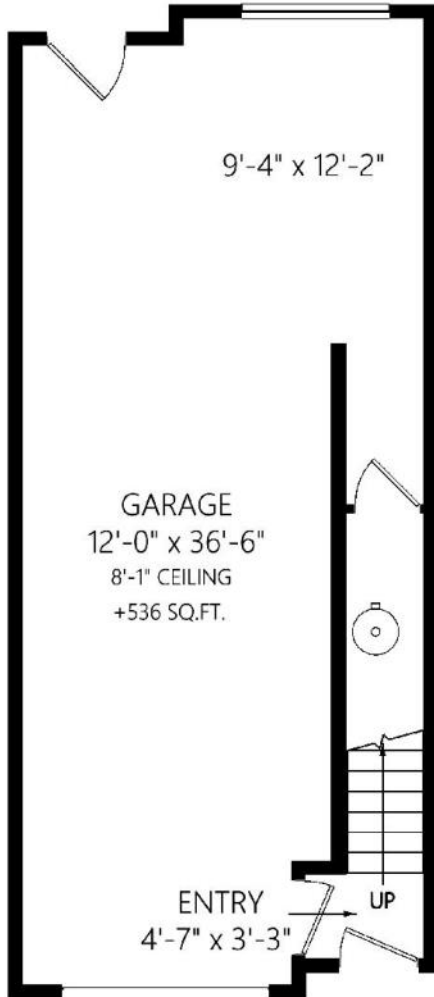


206-3351 Luxton Rd

**LOWER LEVEL**

102 FINISHED SQ.FT.

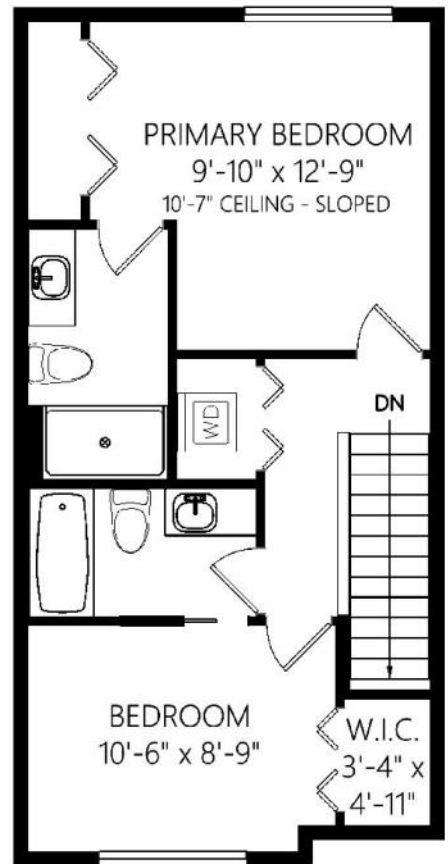
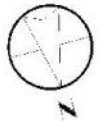
+ ADDNL. SQ.FT. WHERE NOTED



**UPPER LEVEL**

545 FINISHED SQ.FT.

+ ADDNL. SQ.FT. WHERE NOTED



**MAIN LEVEL**

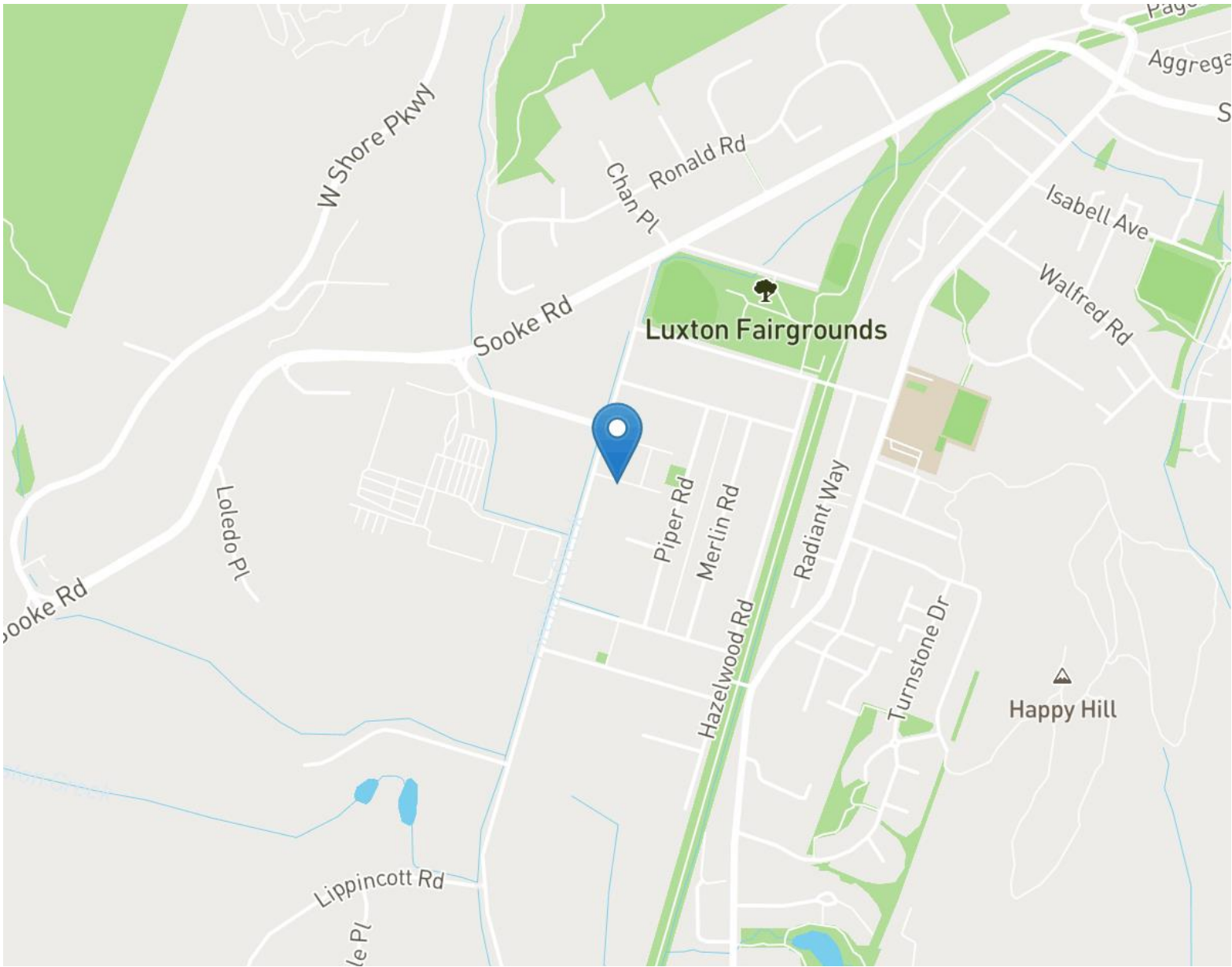
609 FINISHED SQ.FT.

+ ADDNL. SQ.FT. WHERE NOTED



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Lower Level	102	0	102
Main Level	609	0	609
Upper Level	545	0	545
Garage	0	536	536
<b>Total</b>	<b>1256</b>	<b>536</b>	<b>1792</b>

Shown length and width dimensions are approximate.  
 Area sq.ft. is representative of the on-site measurements. (1" accuracy)





# Modern Living Redefined!

## Family and Pet friendly complex

Welcome to Luxton Flats in Langford, BC. Built in 2020, this 3-bed, 3-bath townhome offers 1250 sq ft of contemporary living. The open layout seamlessly connects living, dining, and kitchen areas. Cook up a storm with the gas range, outdoor BBQ hookup, and stainless appliances. Upstairs, we have the primary bedroom with ensuite, a second bedroom, additional full bath, and laundry with the third bedroom located on the main level. Enjoy the south-facing fenced backyard for outdoor fun or pet playtime. Family-friendly amenities include a playground, proximity to Happy Valley Elementary and the Galloping Goose Trail. Park with ease using two garage spots plus bonus flex space. Stay cozy year-round with a heat pump and electric baseboard heaters. Bring along your furry friends – this pet-friendly oasis welcomes two cats or dogs. Don't miss out on this modern, family-friendly gem! Come see your new home today!

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