



\$985,000

836 Gannet Court

Langford, BC
MLS® 962834

Finding your perfect home

IS WHAT I DO

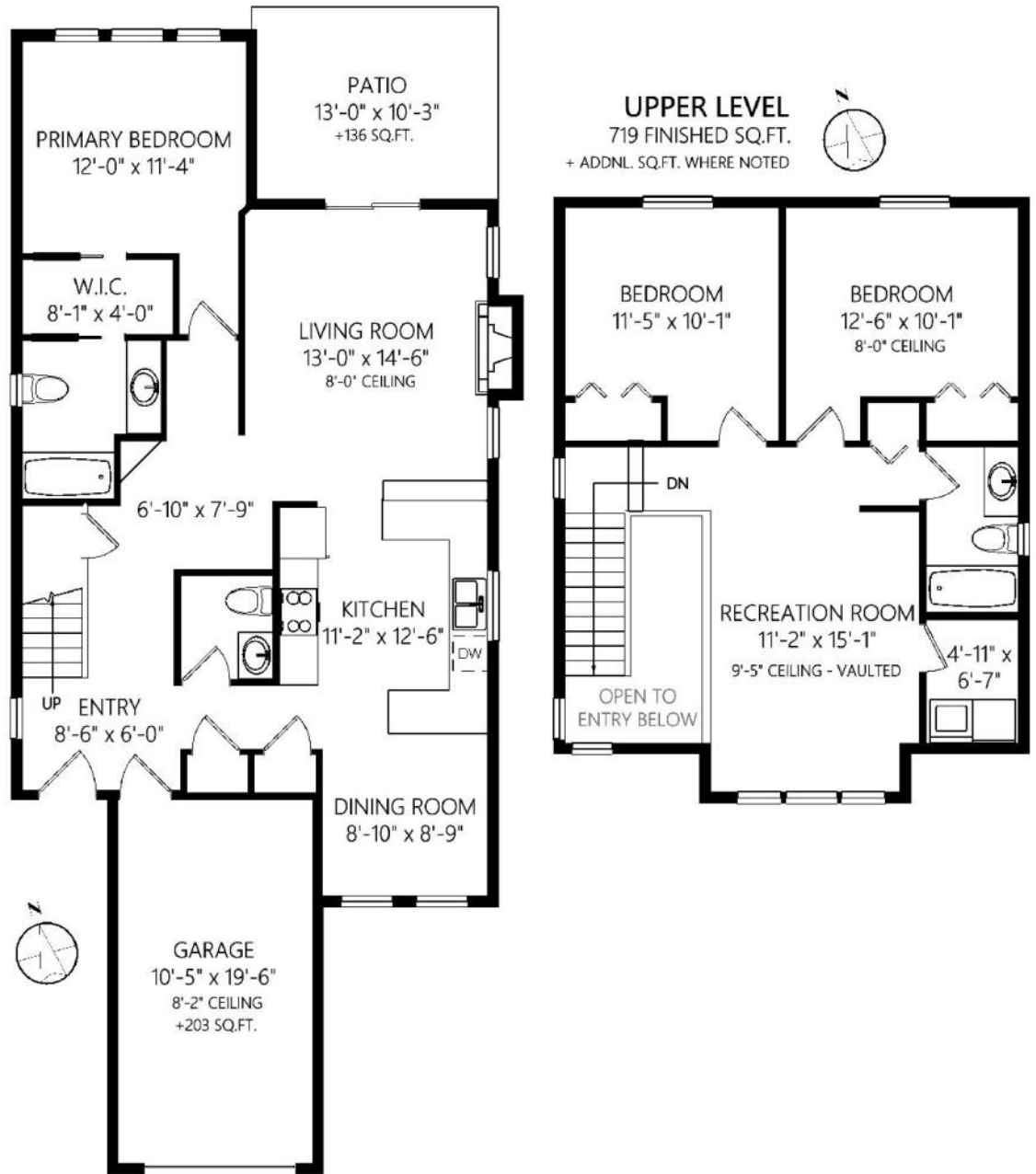
Property Details

# Bedrooms	3
# Bathrooms	Two Full, One Half Bath
Year Built	2006
Layout	Ground Level entry with upper
Floor Space	1770 sqft
Unfinished	203 sqft

Parking Type	Single Garage & 2 driveway
Lot Size	3963 sqft
Lot features	Fully fenced, sprinklers
Title	Freehold
Property Taxes	\$3,836(2023)
Assessment	\$928,000 (2024)



836 Gannet Crt

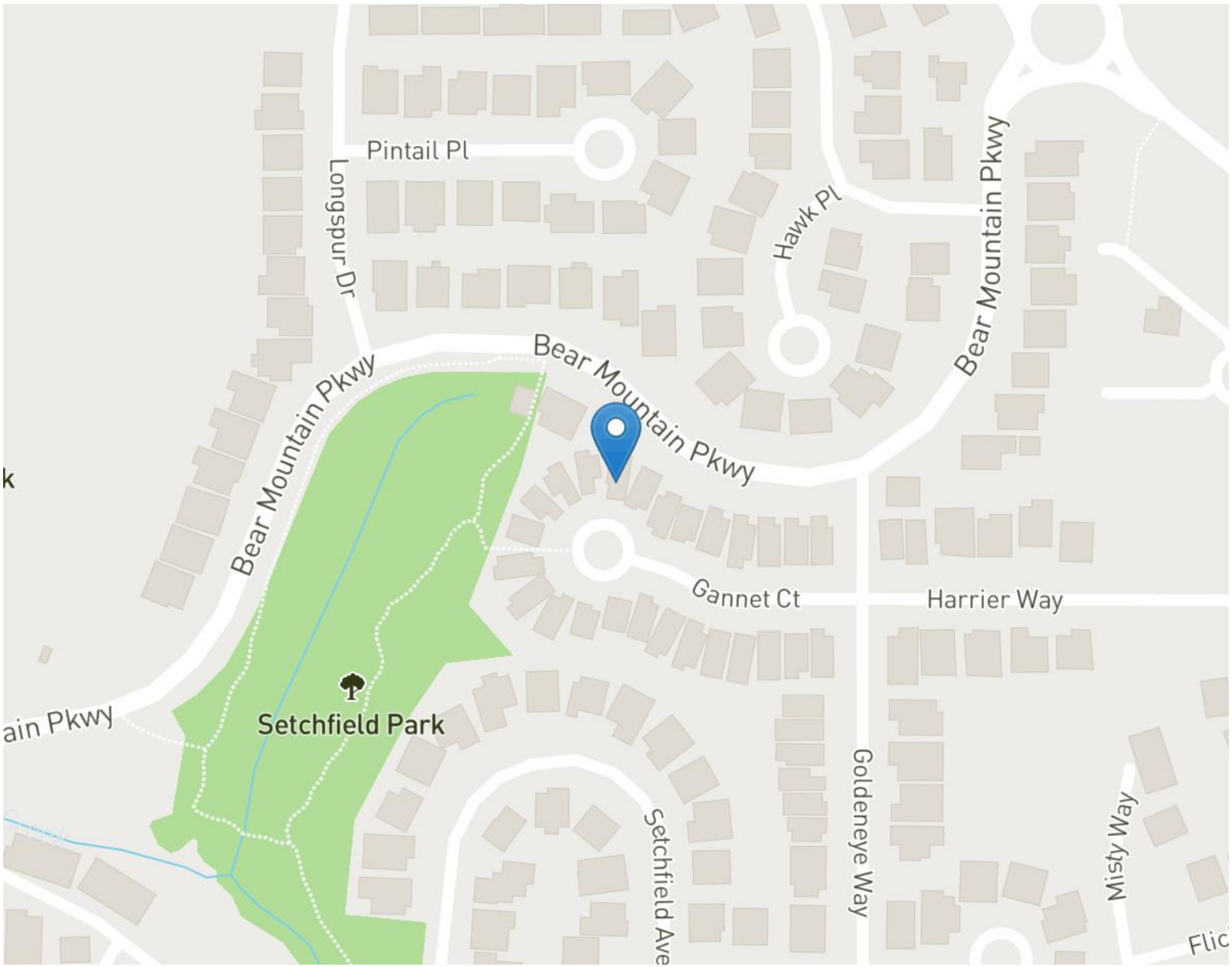


	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Main Level	1051	0	1051
Upper Level	719	0	719
Garage	0	0	0
Total	1770	0	1770

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



Figures, Calculations, and Representations are for indicative and promotional purpose only.
 V1 Standard Real Estate Services Inc. will not be liable for any damages of any kind arising from the mis-use of this information.





Your Dream Home Awaits!

Amenity Rich Bear Mountain Living

Just a 20 minute drive to downtown Victoria! Spanning 1700 sqft, this dwelling features a main-level primary bedroom and an open concept living-kitchen-dining combo. Upstairs we have a bonus family room that is perfect for letting your children run wild and family movie nights, plus two bedrooms, a full bath and laundry room. The fully fenced yard with patio is perfect for summer BBQs and there is parking for three vehicles in the garage and driveway, ample space for your busy lifestyle. Tucked away on a quiet cul de sac, you will appreciate the nearby community trail that leads straight to Lakewood Elementary in no time, saving you from the morning school-run madness. With a recent interior paint job and updated stove, washer, and dryer, this home is move-in ready. Don't miss out on this charming gem – call now to experience this home in person!

All offices are independently owned and operated, except those marked as "Royal LePage Real Estate Services Ltd., Brokerage", "Royal LePage West Real Estate Services" and "Royal LePage Sussex". Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2019 Bridgemark Real Estate Services Manager Limited. All rights reserved.



Mike Vanderkruyk
 Personal Real Estate Corporation
 c 250.588.1979
 mikevdk@royallepage.ca

Royal LePage Coast Capital Realty
 2541 Estevan Avenue

Scan QR
 for more
 details

