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2533 Duncan Lane
La Mill Hill ~ V9B 3P2

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 5 **Kitchens:** 2
Baths Tot: 4 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 0
Bth 3Pce: 0 **Fin SqFt:** 2,541
Bth 4Pce: 2 **Unfin SqFt:** 683
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 1 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Breakfast Nook, Closet Organizer, Controlled Entry, Dining/Living Combo, French Doors, Jetted Tub, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	13x13
Bedroom	Lower	14x11
Dining/Living Combo	Lower	16x10
Kitchen	Lower	10x10
Bathroom	Main	2-Piece
Dining Room	Main	13x10
Entrance	Main	8x5
Kitchen	Main	13x11
Living Room	Main	14x13
Office	Main	9x7
Bathroom	Second	4-Piece
Bedroom	Second	13x11
Bedroom	Second	14x12
Bedroom - Primary	Second	16x14
Ensuite	Second	5-Piece
Walk-in Closet	Second	7x6
Garage (Unfin)	Main	20x20
Garage (Unfin)	Main	23x12

Listing Summary

MLS@: 916631 **List Price:** \$1,149,900
Status: Active **Orig Price:** \$1,149,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,245 **Strata Fee:** \$21
2022 Asmt: \$1,042,000 **Title:** Frhld/Str

Remarks

2010 built 2541sqft three level five bedroom family home on a dead end street with mortgage helper! Two bedroom suite on lower level with ensuite laundry and separate entry! Three bedroom plus office/den, three bath main residence with rarely seen three car garage for all of your toys. Three large bedrooms, two full baths and laundry all on the top floor. The main bedroom is 16x14 with walk-in closet and spa-like five piece ensuite with soaker tub. Newer construction with quality upgrades including hardi-plank siding, vinyl windows, on-demand hot water, gas fireplace, open concept main floor design with large sundeck and private fully fenced backyard for kids and pets. Endless parking and nearly 700sqft of garages with 12' ceilings and additional workshop space/storage options. Located at the end of a quiet street, private yet central to all amenities downtown Langford has to offer. Quick highway access for an easy commute and property backs onto seasonal creek so no rear neighbours.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	725	781	1,035	0	0
Beds	2	0	3	0	0
Baths	1	1	2	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est): 2010 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** West Coast **Cool:** None
Oth Equ: Central Vacuum, Electric Garage **Bldg Warr:** No **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Cement Fibre, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden, Lighting, Low Maintenance **Fndn:** Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 6,798sqft / 0.16ac **Dims (w/d):** **Waterfront:**
Prk Type: Additional, Attached, Driveway, Garage, Garage Triple, On S **View:**
Water: Municipal **Waste:** Septic System: Common **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Irregular Lot, Landscaped, Near Golf Course, No Thi
Complex: **Prk Tota:** 6 **Rent Alld?:** Unrestricted
SqFt Balc: **StrLots/Cplx:** 7 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 0 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: Pets
SqFt Pat: **Suites/Bldg:** 0 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 0 **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:** 0
Shrd Am: **Unit Incl:** Sewer

