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2829 Karr Rd
La Langford Proper ~ V9B 4A5

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 1
Bth 3Pce: 0 **Fin SqFt:** 1,200
Bth 4Pce: 1 **Unfin SqFt:** 281
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs: Closet Organizer, Dining Room, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x10
Bedroom	Main	111x9
Bedroom - Primary	Main	13x12
Dining Room	Main	12x9
Entrance	Main	6x4
Kitchen	Main	14x13
Laundry	Main	6x4
Living Room	Main	14x12
Garage (Unfin)	Main	26x11

Listing Summary

MLS@: 947358 **List Price:** \$725,000
Status: Active **Orig Price:** \$725,000
Sub Type: Hlf Dup **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,000 **Strata Fee:** \$0
2023 Asmt: \$761,000 **Title:** Frhld/Str

Remarks

Updated three bedroom half duplex centrally located in Langford. Convenient one level rancher style living with no stairs. 1200sqft of living space plus an oversize 280sqft single garage. Tons of parking for 4+ vehicles and all your toys with the driveway and additional gravel parking area. Property has a nicely renovated kitchen and bathroom, high quality laminate flooring throughout, vinyl windows, dining area with outdoor access for easy entertaining, and cozy woodstove in the living room. All three bedrooms are good size with space for the whole family. Outdoor space with south and west exposure for sun all day long. Fully fenced backyard with covered patio area, plenty of garden space and an ideal yard for kids and pets. Neighbouring unit is separated by two garages for hassle free and quiet enjoyment of your home. No strata fees to pay here, just common insurance! A quick walk to downtown Langford but on a quiet dead end street. Come and view today, you wont want to miss!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,200	0	0	0
Beds	0	3	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1986 **Lgl NC Use:** **Frnt Faces:** W **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** No **Bldg Style:** **Heat:** Baseboard, Electric, Wood
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Patio, Fenced, Fencing: Full, Garden, Sprinkler System, Wheelchair Access **Fndn:** Slab
Ext Feat: **Accss:** Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size: 5,200sqft / 0.12ac **Dims (w/d):** 69x75 est. **Waterfront:**
Prk Type: Attached, Driveway, Garage, On Street, RV Access/Parking **View:**
Water: Municipal **Waste:** Septic System, Sewer Ava **Services:** Cable Connected, Electricity Connected, Phone Conn
Lot Feat: Central Location, Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Level, Near Golf
Complex: **Prk Tota:** 4 **Rent Alld?:** Unrestricted
SqFt Balc: **StrLots/Cplx:** 2 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: Dog
SqFt Pat: **Suites/Bldg:** 2 **Prk Str Lot:** 4 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 1 **Str Lot Incl:** Deck/Patio, Garage, Parking Stall, Private Garden, Separate Storage
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: **Unit Incl:** Insurance

