

491 Phelps Ave Features:

- * Located across the street from Thetis Lake Park. Five minute walk to swimming/floating on the lake and extensive trail network for hiking, biking, pets etc right outside your front door.
- * House constructed in 1990 with 2150sqft of living space and 600sqft garage space! Three bedroom two bath main floor with additional bedroom, bathroom and family room on lower level. Suite potential as well!
- * Southwest facing backyard with large deck to soak up the sun. High end hot tub on the lower level deck. Large woodshed/workshop/storage as well. Lot size of 7405sqft (from tax record). Easy maintenance front yard.
- * Gas stove for heating in the lower family room. Upper living room has a wood burning insert.
- * Newer appliances including black stainless stove, dishwasher and over the range microwave. Also updated washer and dryer on the lower level.
- * Three full bathrooms have been updated including walk-in shower in ensuite, new tub and surround in main bath and four piece bathroom in the lower level.
- * Tons of parking for several vehicles or bring your boat/RV. Long double wide driveway with additional gravel parking area. Large double garage with additional room for workshop/home gym etc.
- * Minutes to all of the amenities Langford has to offer including Market on Millstream, Home Depot, Save-On Foods, shops, restaurants/pubs, schools and transit.
- * 2021 property taxes were \$3332 (\$230/month after homeowner grant)