



# 1717 Falcon Heights Road Langford British Columbia

\$1,299,000

Oceanfront with over 100 feet of shoreline! Experience the serenity of country living in this light-filled home, situated on over one acre of land and surrounded by magnificent old growth forest. Peacefully tucked away near the end of a no through road, enjoy privacy and tranquility in this solidly built home for years to come. Gaze out of the large living room windows as the sun shines through the mature trees in the front yard, and enjoy the ever-changing water views. Perfect for entertaining, the kitchen with stainless appliances and large island is open to the main dining and living area with skylight, vaulted ceilings, Douglas Fir hardwood flooring, and cozy fireplace. Down the hall find the large master bedroom with walk-in closet and spacious 4 piece ensuite. Hot water on demand was recently installed for energy efficiency, and there's plenty of room for your vehicles in the double attached garage, plus room for extra parking on both sides of the road. Relax in the hot tub while enjoying the fully fenced backyard and gardens, or gather with friends and family on the large covered deck for a summer BBQ. As an added bonus, you'll find a legal one-bedroom suite with separate laundry and entrance. Imagine driving home each day through Goldstream Provincial Park, with its majestic waterfalls and hiking trails, over a meandering river that meets the sea. Then walking down to the water, and paddling your kayak in the ocean from your private beachfront oasis. Nearby Gowlland Todd Park and Mt Finlayson offer excellent day-use recreation opportunities for nature-appreciation and picnicking, with kilometres of hiking trails adorned with spectacular scenery. With the convenience of being under 15 minutes to Costco and only 25 minutes to Victoria, while feeling worlds away from the urban activity of our capital city, this incredible home has so much to offer. Book your ...

Listing Presented By:



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Royal

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Entrance 12' x 4'

Laundry room 7' x 10'

Bathroom 4-Piece

Bedroom

Primary Bedroom 16' x 11'

Kitchen 11' x 9'

Dining room 13' x 11'

Living room 18' x 18'

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Kitchen 12' x 8'

Living room 16' x 14'

Entrance 14' x 6'

Ensuite 4-Piece

Bedroom 10' x 11'

Bedroom 11' x 12'

Bathroom X