



942 Gade Road Langford British Columbia

\$749,800

Great for First time Buyers, investors or Builders looking to have two Bear Mountain Building lots, and live in the current manufactured home with studio guest accommodation, or just rent out while you wait to build on the lots. The two building lots are already registered and each lot has it's own title. Currently a mobile home and detached studio are on the property. Both would need to be removed if the two lots are to become building lots. According to Langford, no subdividing required and services at lot line. Lot 35 and Lot 36 are the legal lot descriptions of each lot. Lot 35 is showing to be 5740 Sq.ft, and Lot 36 is 6342 Sq/ft, according to the Plan at Land Titles. Please confirm all of this with Langford and Land Titles if important. Property has a nice garden of mature trees and Perennial plants that return each year during spring months. Lots of options for this property. 10 minutes to Costco and all North Side of Langford amenities. (id:6769)

Bedroom 9'8 x 7'7
Laundry room 6'1 x 8'0
Bathroom 2-Piece
Primary Bedroom 11'6 x 13'7
Bedroom 9'6 x 11'8
Den 6'3 x 5'10
Bathroom 4-Piece
Living room 11'6 x 17'9
Dining room 9'8 x 10'9

Kitchen 11'6 x 13'10
Entrance 9'5 x 3'7
Porch 8'1 x 4'7
Kitchen 11'4 x 7'7
Bathroom 3-Piece
Dining room 11'4 x 8'3
Other 4'0 x 4'5
Living room 11'4 x 11'4
Other 5'2 x 4'3

Listing Presented By:



Originally Listed by:
RE/MAX Camosun

<http://www.dalesheppard.com/>



Royal

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