



# 1536 Marble Pl Langford BC

\$1,200,000

Brand new half duplex, backing onto greenspace, in the popular Southpoint neighbourhood of the South Bear Mountain area. Enjoy spacious living and the benefits of secondary accommodation with a 1 bed in law suite in this over 2500 sq ft 4 bed 4 bath plus den home. Also featuring a double garage and driveway for ample parking, a lot like this is few and far between! Open concept main floor with kitchen with gas stove and island with breakfast bar, cozy living room with gas fireplace with marble surround, and a designated dining area. The deck off the back of the house has a gas BBQ outlet, and lets you take in the greenery behind. Efficient heating and cooling with the ductless heat pump and air flow system. Fenced rear yard with syn lawn. Engineered Oak flooring areas. Natural Gas tankless hot water. Roughed in EV charger in garage. Close to all amenities, easy access to TC1, transit, and recreation and golf on Bear Mountain. New Home Warranty. Price plus GST.

Listing Presented By:



Originally Listed by:  
Royal LePage Coast Capital -  
Westshore

mike.hartshorne@gmail.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:  
corony@shaw.ca