



2007 Troon Crt Langford BC

\$1,099,000

Enjoy flexibility with this spacious residence located in an exclusive enclave of superior homes by the 18th fairway. The main level comprises the primary suite with lavishly renovated 5-piece ensuite, an additional full bath, great room and laundry. The great room, kitchen/dining area and primary suite offer direct access to the 800sqft wrap-around deck with gas fireplace, privacy blinds and pre-wiring for a hot tub. Upstairs is the large multi-purpose room with 4th bed potential and spacious loft area with an adjoining deck. Downstairs you'll find 2 beds, 1 full bath, a living/media room, separate entrance, fully fenced backyard, parking for 2 vehicles or RV, plus double garage. Utilize the entire home, add a suite, or use the lock-off to Airbnb the basement when not required. Keep comfortable with the recent HVAC system, hot water on demand and Hugo battery system ensuring hot water flows during power outages. Walk to all outdoor activities and amenities Bear Mountain has to offer.

Listing Presented By:



Originally Listed by:
Engel & Volkers Vancouver Island

Christine@christineryanrealestate.com



**Royal
LePage in the Comox Valley**

121-750 Comox Road, Courtenay,
BC, V9N3P6

Phone: 250-702-5950
Fax:
corony@shaw.ca