



## 2541 Wentwich Rd Langford BC

\$875,000

This 1963 family home is situated on a very pretty .47 acre lot and is set well back from the road. The upper consists of 1500 sq ft of living area including a formal living and dining room, a country kitchen with big breakfast nook, 3 bedrooms including a dressing room in the primary room, and a large 4-piece bathroom. There is also a lovely sun room which has a hot tub. Downstairs is a very large rec room, family room and a workshop with access to the long single car garage. The property is zoned R2 and has a lot of subdivision potential as is to add another lot, or to add 4 or 5 lots. Ask for the NEW feasibility study to check out the development potential of this home to 5 townhomes and/or 4 . Offers subject to re-zoning will not be considered.

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun

BriarHillGroup@gmail.com



**RE/MAX Ocean Pacific Realty**

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

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