



## 3405 Jazz Crt Langford BC

\$929,000

Investor Alert!! Positive Income Producing Property (>3% Cap Rate!) Fully leased up for 2 years! Low costs! Gorgeous 3 bed+3 bath townhouse is just like a duplex - in desirable Lobo Vale Mews! BuiltGreen Platinum level with insulated concrete foundations and party walls providing superior safety, sound-proofing and energy efficiency. 9 ft ceilings! Custom-designed kitchen area with quartz countertops, premium stainless steel appliances, soft close hardware, under-cabinet LED lighting. Dual-head ductless heat pump with A/C. Large FULL-size double driveway in front of a double garage offers plenty of parking and storage options. Cozy living room with a modern fireplace. Lovely, private west-facing fenced back yard! Upstairs, find a spacious primary bedroom with large walk-in closet and ensuite including double sinks and walk-in shower; plus two more spacious bedrooms, main bath and separate laundry room. Just off Happy Valley Road, this home is in good proximity to schools and shopping.

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun

[stephen@calderwoodrealestate.com](mailto:stephen@calderwoodrealestate.com)



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:  
[corony@shaw.ca](mailto:corony@shaw.ca)