



## 772 Boulder Pl Langford BC

\$1,149,900

Welcome to The Heights, located in the Olympic View area of Langford. Our unique Austin FL plan offers 2461 sq ft of executive living sp featuring a reverse living concept. A bright & spacious entertainment-style kitchen blends contemporary design and functionality, flowing seamlessly into the great room. A stunning 14' floor-to-ceiling charcoal tile surrounds the beautiful gas fp, creating a dramatic focal point perfect for both relaxation and entertaining. On the lower level, you'll find the primary bdrm w spa-like ensuite, walk-in closet, two additional bdrms, main bath, laundry rm, mechanical rm, a versatile flex room w outdoor access. The entire home is finished w durable vinyl flooring—no carpeting. Step outside to two thoughtfully designed patios: one providing a private retreat off the primary bdrm, ideal for a hot tub, and the other south-facing off the great rm. These outdoor spaces are perfect for gatherings or quiet evenings, minimal yard maintenance +GST

Listing Presented By:



Originally Listed by:  
Macdonald Realty

sandra@sandrahoff.com



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca