



## 2267 Players Drive Langford British Columbia

\$1,349,000

Located on one of Bear Mountain's most recognizable and coveted streets, this custom built executive home is a must see! With 5BR / 4BA spread over 3,148 SF, this perfect family home has room for everyone, including a legal 2BR suite as a mortgage helper! Enjoy the quality craftsmanship throughout, a great floor plan and large principal rooms with views off to the ocean, city lights and distant mountains. The main floor offers a bright and open setting with gourmet kitchen, family room with feature gas FP, dining room with gas FP, formal living room and three bedrooms, including the primary with spa-like ensuite and walk in closet! The lower level features a great office / media room w/ wet bar, 2 BR suite, large double garage and private workshop / studio! The backyard has a great garden / she shed, pergola and level lawn for the kids to play! Heat pump, two covered decks, kayak / canoe storage, shelving, built-ins and so much more! Amazing value for luxury living atop Bear Mountain! (id:6769)

Bedroom 11' x 11'

Bathroom 3-Piece

Family room 21' x 17'

Ensuite 5-Piece

Bedroom 11' x 10'

Primary Bedroom 17' x 13'

Kitchen 13' x 13'

Dining room 14' x 12'

Living room 17' x 12'

Laundry room 7' x 6'

Eating area 13' x 8'

Entrance 10' x 6'

Office 12' x 16'

Bedroom 11' x 10'

Bedroom 10' x 10'

Bathroom 3-Piece

Bathroom 3-Piece

Kitchen 13' x 11'

Porch 12' x 13'

Listing Presented By:



Originally Listed by:  
Newport Realty Ltd.

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