

FOR SALE

2167 Bellamy Road, Langford, BC

STRATA DUPLEX WITH EXCESS LAND FOR
TWO ADDITIONAL SINGLE FAMILY LOTS



DEVENCORE



HIGHLIGHTS

- 20,228 square foot lot with subdivision potential
- Existing duplex unit with excellent views to the south
- North east Langford location within close proximity to parks and amenities
- Favorable zoning permitting two additional single family lots
- Existing 1500 square foot 3 bedroom residence
- Statement of conditions from Langford for subdivision available for review

PURCHASE PRICE

Seven Hundred and Ninety Nine Thousand (\$799,000) Dollars

DAVE BORNHOLD

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DESCRIPTION

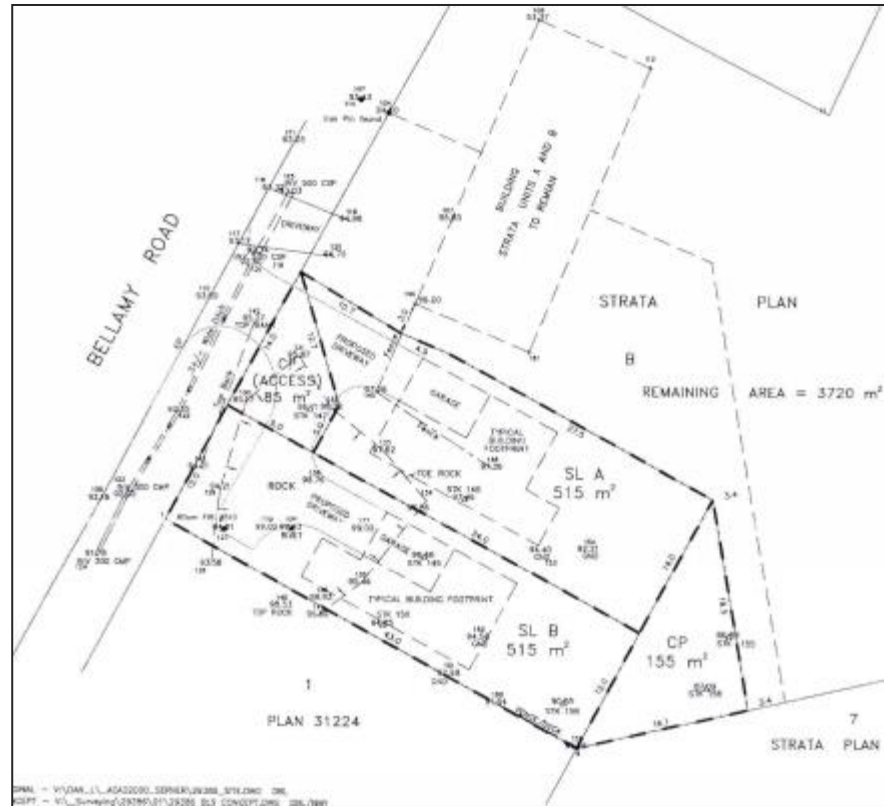
Terrific opportunity to acquire a 3-bedroom strata duplex with zoning in place for an additional two single family lots. Currently utilized as a strata duplex with extensive surplus land with ample frontage for the two new lots on Bellamy. Located on a quiet street in a fabulous part of exciting Langford, only a short jaunt to all the services and shops of Millstream, Costco, Home Depot, the fantastic Bear Mountain and its golf courses, tennis, hotel and restaurants. The home is in good condition and offers a nice layout, pleasant vistas over the neighbourhood, currently used as a rental property. Seller has plans for the subdivision and statement of conditions from Langford.

ZONING

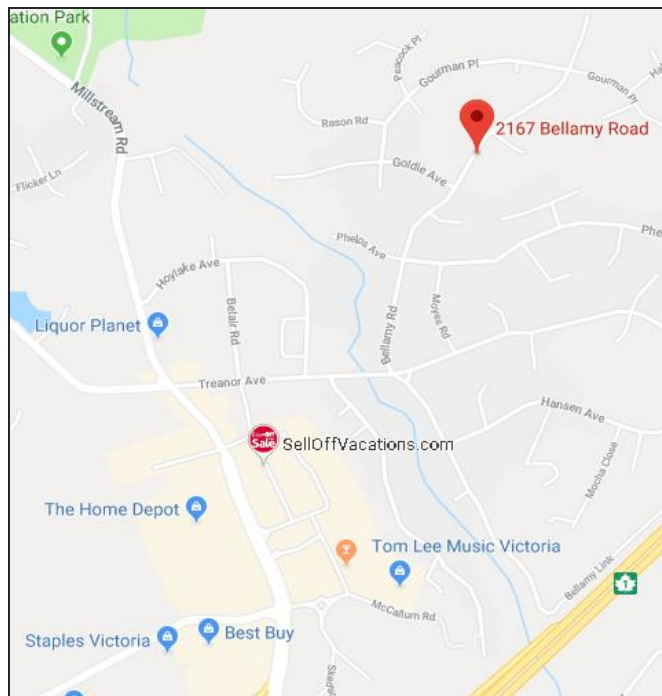
R2 – One and Two Family Residential Zone

LEGAL DESCRIPTION

Strata Lot B, Section 2, Range 2 West, Highland District, Strata Plan 1993.
Property Identifier: 016-378-814



PROPOSED SUBDIVISION LAYOUT



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