

\$3,350,000 - 1709/1713 Falcon Heights Rd, Langford

MLS® #1008788

\$3,350,000

4 Bedroom, 4.00 Bathroom, 3,198 sqft

Residential on 0.89 Acres

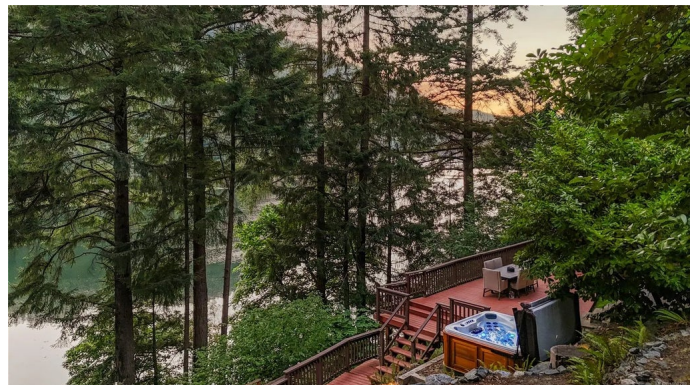
N/A, Langford, BC

Welcome to this west coast retreat, nestled against an old-growth forest provincial park at the end of a no-exit road within city limits. Spread over two oceanfront lots, this assemblage offers resort-like living with a short commute to the city centre. This ultra-rare paradise forms a private compound overall & between each parcel. Each lot boasts its own home, driveway, well, hot tub, septic, and shoreline deck, with no homes on either side. Escape the city & live amidst seals, salmon, eagles, and hummingbirds. Gaze at the starry sky from your oceanfront hot tubs. Revel in the whimsies of the fauna as their business ebbs & flows with the tide of the park estuary, which in summer warms to lake-like temperatures for year-round swimming. Stroll the boardwalks, through lush forest, down to the water's edge, and launch watercraft directly into the ocean. This is a chance to live as an extension of the park with ample room for family & guests, or to profit from a highly desirable rental.

Built in 2009

Essential Information

MLS® #	1008788
Price	\$3,350,000
Bedrooms	4
Bathrooms	4.00
Square Footage	3,198
Acres	0.89



Year Built	2009
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Mountain(s), Valley, Ocean

Community Information

Address	1709/1713 Falcon Heights Rd
Area	La Goldstream
Subdivision	N/A
City	Langford
County	Capital Regional District
Province	BC
Postal Code	V9B 6H6

Amenities

Parking Spaces	4
Parking	Additional, Carport Double, Driveway, On Street, RV Access/Parking
# of Kitchens	2
View	Mountain(s), Valley, Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Cathedral Entry, Closet Organizer, Dining Room, Eating Area, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-in Range, Dishwasher, Dryer, F/S/W/D, Hot Tub, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard, Electric, Heat Pump, Propane, Radiant Floor, Wood
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Propane, Wood Burning

Exterior

Exterior Features	Balcony, Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Lighting, Low Maintenance Yard
Windows	Insulated Windows, Skylight(s), Vinyl Frames, Window Coverings

Roof	Metal
Construction	Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stone, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	94
Office	Sotheby's International Realty Canada
Zoning	RR4

Listing Details

Listing Office	Sotheby's International Realty Canada
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