



SOUTH ISLAND HOME TEAM

FOR SALE

4 BEDROOM,
4 BATHROOM,
WITH LEGAL 1
BEDROOM
ENTRY LEVEL
SUITE



2621 Mica Place

GST included sale! Brand new and ready to move in. Experience the convenience and comfort of one level living, all with a bonus media room and 1/2 bath on the lower level. This home features approx 3000 finished sq ft w/ 3 beds and 3 baths plus media room for the main, and a legal 1 bedroom level entry suite w/ separate hydro, laundry, & entrance. Efficient ductless heat pump system in the main home, paired w/ a natural gas fireplace with blower fan for efficient heating and cooling. These homes are Built Green. Large deck off the front of the home. Open concept kitchen, dining, living rooms. The kitchen is equipped with a stainless steel appliance package, and island w/ breakfast bar. Hardwood flooring areas in main. Step up style lot with the rear yard & patio w/ gas BBQ outlet off of the laundry/mud room for convenient hosting. Smart Home Doorbell and Lock. Landscaping & irrigation. Roller Blinds throughout main and suite. Tankless HW w/ recirc.



TOP 3 THINGS TO LOVE ABOUT THIS HOME

- GST Included!
- Bonus media room + ½ bath
- Large front deck



REACH OUT TO OUR TEAM YOUR SOUTH ISLAND SPECIALISTS



250-474-4800



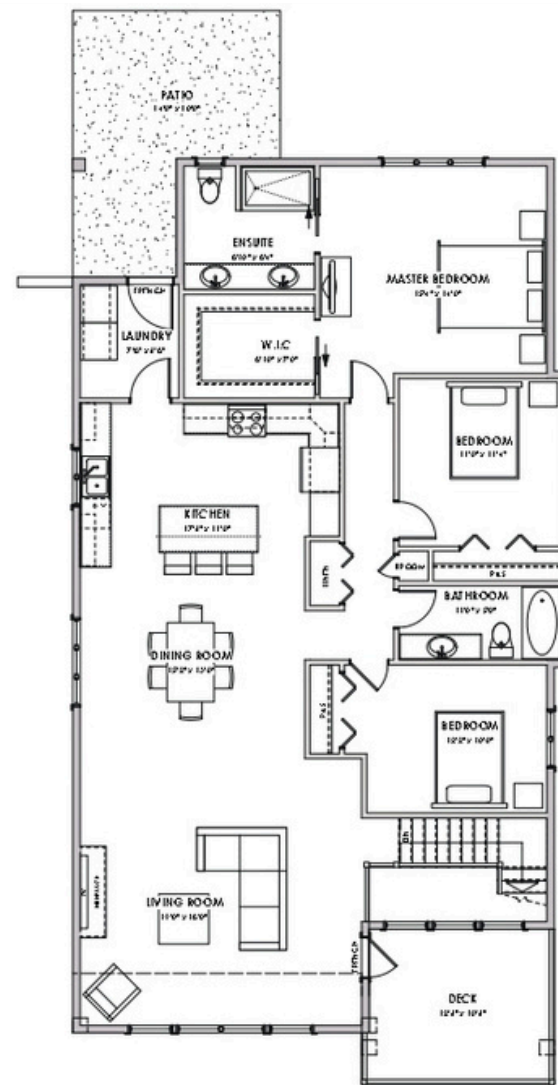
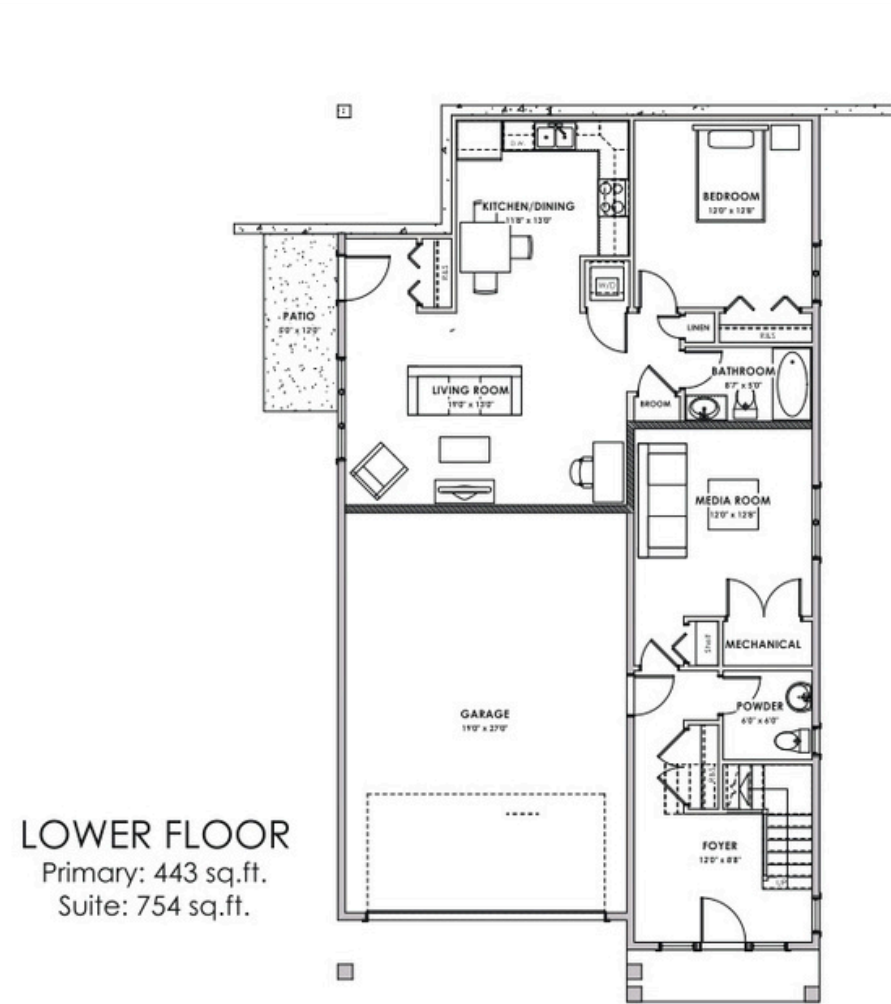
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Victoria BC, V9B 0W3



LIVING AREA	
Primary:	2185 sq.ft.
Suite:	754 sq.ft.
Total:	2939 sq.ft.
OTHER	
Garage:	560 sq.ft.

FEATURES

- 4 bedrooms
- 4 bathrooms
- Bonus media room and 1/2 bath
- 1 bedroom suite
- Open-concept living space
- Rear yard + large front deck
- Gas fireplace w/blower
- Ductless heat pump
- Stainless steel appliances
- Tankless hot water
- Smart doorbell & lock
- Nearby all amenities and recreation



Property details are reliable, though their accuracy isn't guaranteed. Purchasers should confirm measurements if needed.