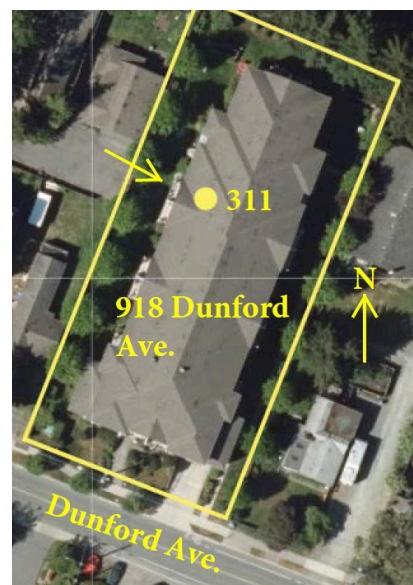


311-938 Dunford Ave.

- Prime Langford location!
- Minutes walk to all the best Westshore amenities: grocery stores, department stores, restaurants, movie theatre, mall, and many others
- Five minutes to beaches at Langford lake as well as other nature spots
- Also near to schools and bus routes.



BRIGHT AND UPDATED

PREMIUM TOP-FLOOR CONDO

Located within minutes of Westshore's best amenities

This gorgeous top-floor suite is located on the preferred side of the building, offering a lovely outlook from its balcony and many large windows. The suite is bright and spacious, with vaulted ceilings and a smart open-concept layout. It boasts many great updates including brand new stainless steel appliances in kitchen (full-sized, French fridge with French doors, range oven with air fryer, and ultra quiet dishwasher). BONUS- this suite comes with two parking spaces (one of which also includes a bike rack and extra storage)! Pets allowed with no size restrictions! Located in a prime Langford location, minutes away from all amenities.



Your Homeward Bound Real Estate Team

Rosemarie Colterman PREC* & Tom Oak
2541 Estevan Ave, Victoria, BC V8R 2S6
www.homewardboundbc.ca | 250 858-6064

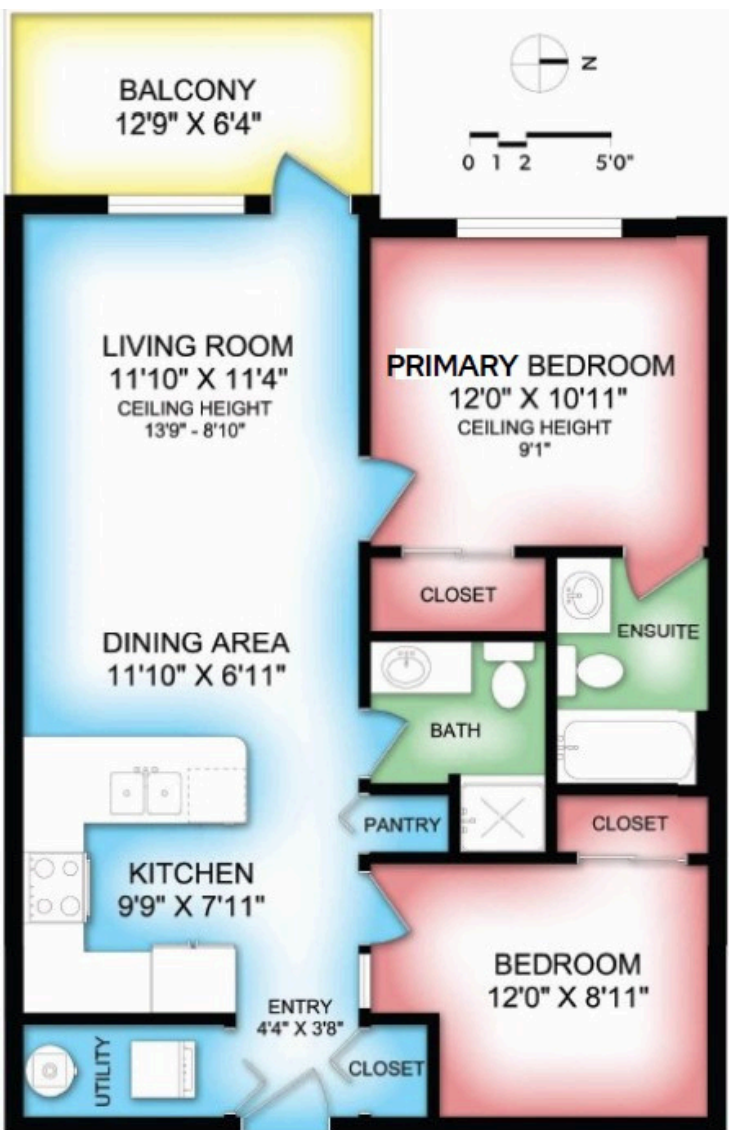
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ROYAL LEPAGE
Coast Capital Realty

*Personal Real Estate Corporation

2 2 895



Bedrooms: 2 Total Sq. Feet: 895
Bathrooms: 2 Taxes (2023): \$1,987



311-398 Dunford Ave.

- Top-floor, third level suite located on the preferred side of the building
- Great outlook from large windows and balcony
- Vaulted ceiling provides the apartment with plenty of light and a spacious feel.
- Smart floorplan with open concept living area & kitchen, bedrooms divided by bathrooms and closet space
- Kitchen has brand new (2024) stainless steel Sampson appliances, including full sized fridge with French doors, range oven with air fryer, and ultra quiet dishwasher. Also includes granite countertops and an eating bar
- Stylish living room with an electric fireplace and lots of light from windows
- Primary bedroom with ensuite
- Spacious secondary bedroom near the main bathroom
- In suite laundry with full-sized front-loading washer and dryer
- Plenty of closets and storage space
- Laminate flooring
- Smart thermometer in living room
- This suite comes with TWO LCP parking spots, plus opportunity to park a third vehicle if needed
 - One parking spot includes a bike rack and extra storage
- Friendly building with well-run strata
- Located in walking distance to all the best amenities that the Westshore has to offer.
- Dogs and cats welcome with no size restrictions!



Guiding you Homeward Bound!

Rosemarie Colterman PREC* with Tom Oak (RLP)
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