



**Tim Ayres**

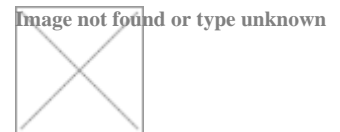
**Phone:**  
**Mobile:** 250-885-0512  
**Fax:**  
**Email:** [Tim@TimAyres.ca](mailto:Tim@TimAyres.ca)  
**Office:** 250-642-6361  
**Toll-free:** 1-800-461-5353

**Royal LePage Coast Capital Realty - Sooke**  
**PO Box 369 - 6739 West Coast Road**  
**Sooke, British Columbia**  
**V9Z 1G1**



**2329 Hoylake Cres, Langford, Victoria, British Columbia, V9B 6K5, Canada**

**MLS®# 287693**



<b>Property Value</b>	\$449,900
<b>Type</b>	House
<b>Style</b>	Arts and Crafts
<b>Parking</b>	1 car
<b>Year Built</b>	2000
<b>Taxes</b>	\$2360 (Gross, 2010)
<b>Living Area</b>	1,782 sq.ft.
<b>Lot Size Area</b>	3,049 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full
<b>School District</b>	#62 - Sooke

## Description

Highly sought-after Thetis Heights is so popular for many reasons! This gorgeous, neat-as-a-pin four bedroom family home has so much to offer! You'll love this tidy enclave of modern family homes, tucked away in the convenient, yet peaceful Thetis Heights neighbourhood of Langford. The home is directly across a quiet street from Millstream Elementary and its playground and fields. Just down the road is famous Thetis Lake Park and its hiking and running trails. A short walk to Millstream Village for all your shopping needs, and only 3 minutes from Highway 1 for easy access to Victoria. Despite being close to the highway, there is no noise in this tranquil cul-de-sac.

Attention to detail in this Cadillac Homes family floor plan is evident everywhere, from the spacious entrance with new laminate floors and designer paint, to the inset wall details, perfect for a vase of fresh flowers or your favourite objet d'art.

Upstairs, you'll find a grand and spacious wide-open great room, complete with vaulted ceilings, gas fireplace, and a sliding glass door to your spacious east-facing deck. The kitchen features tasteful white cabinetry, durable laminate counter-tops and an handy island. Cook up a storm on the gas stove, and, you'll never be left wanting for cupboard space in this functional space.

The cozy master bedroom boasts a large window-seat, and an ample walk-in closet. The main bath is larger than many in this size of home, and has a skylight for brightness.

Rounding out the top floor is the second bedroom, and lots of storage in the hall closets.

Downstairs, you'll find two other bedrooms, another full bath and what most homes seem to lack these days: a large family room or media room. You'll just love how it's set up, for a cozy family evening of watching movies!

This home is one of the few in the development with a gas forced air furnace. With electricity rates set to rise 30% in the next few years, you'll certainly appreciate the cost savings of gas.

The fully fenced, gated, and landscaped yard is perfect for kids and pets, and is surprisingly private for a small-lot subdivision due to the placement of the neighbouring homes and the fact that the home backs on to Hoylake Avenue and Millstream Elementary. Another advantage of this is essentially unlimited parking for your guests on the other side of the back gate along the street.

A tranquil koi pond flows softly in the rear of the yard, and the many flowering shrubs and leaf-bearing trees will look great when the spring arrives. A lower level concrete patio and the upper sun deck will be great for entertaining in warmer weather!

This tidy family home is truly in move-in condition and offers great value considering its super location and amenities!

