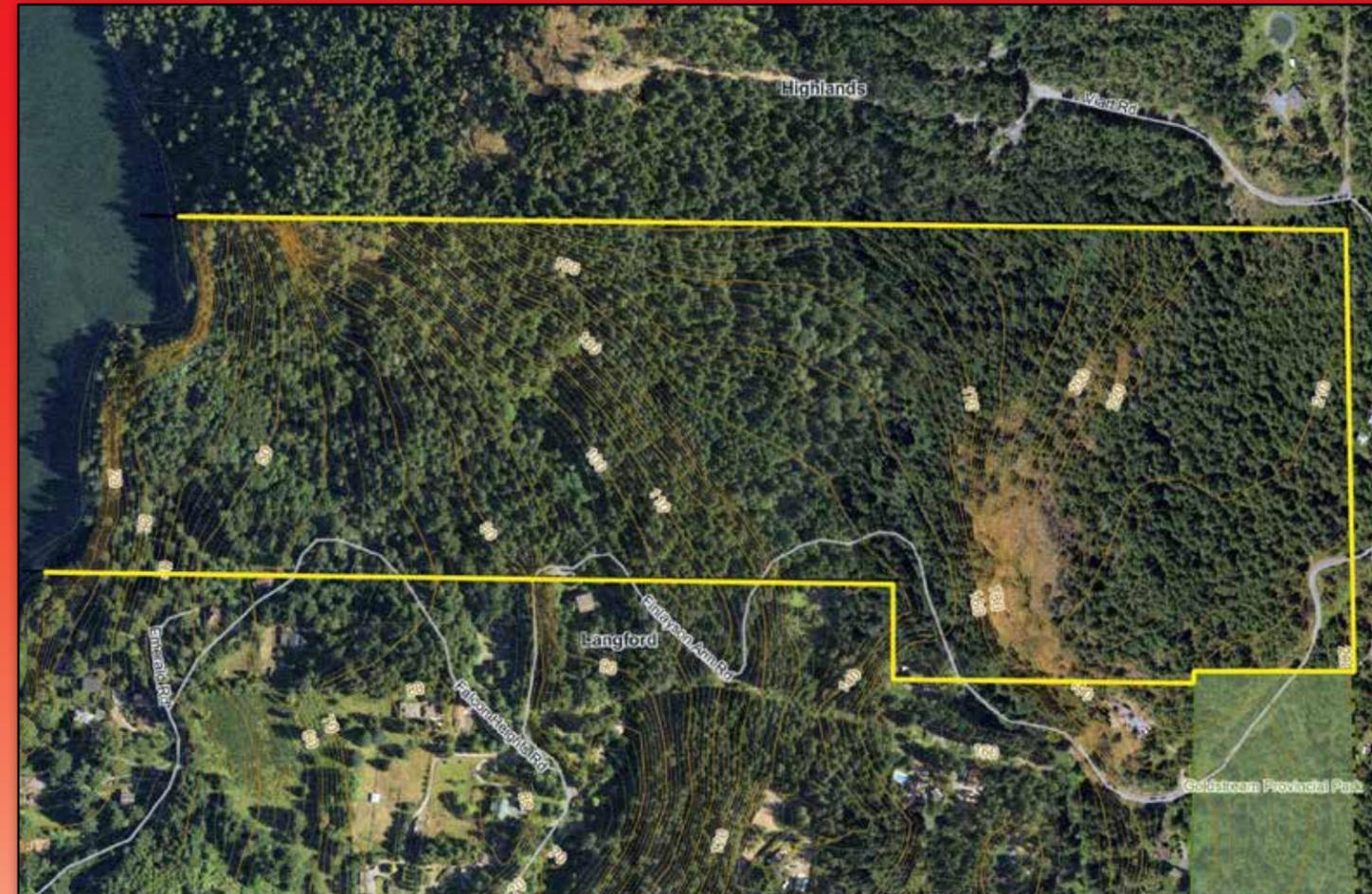


Victor M. Smith

presents...



Your Private Estate
1028 Finlayson Arm Road
Langford, British Columbia
\$2,995,000 CAD

Victor M. Smith

Phone: 250 479-3333 Fax: 250 479-3565 vic@sutton.com



Sutton Group - West Coast Realty
#103 - 4400 Chatterton Way, Victoria, B.C., Canada V8X 5J2
Phone: 250 479-3333 Fax: 250 479-3565
vic@sutton.com
www.brokersales.ca

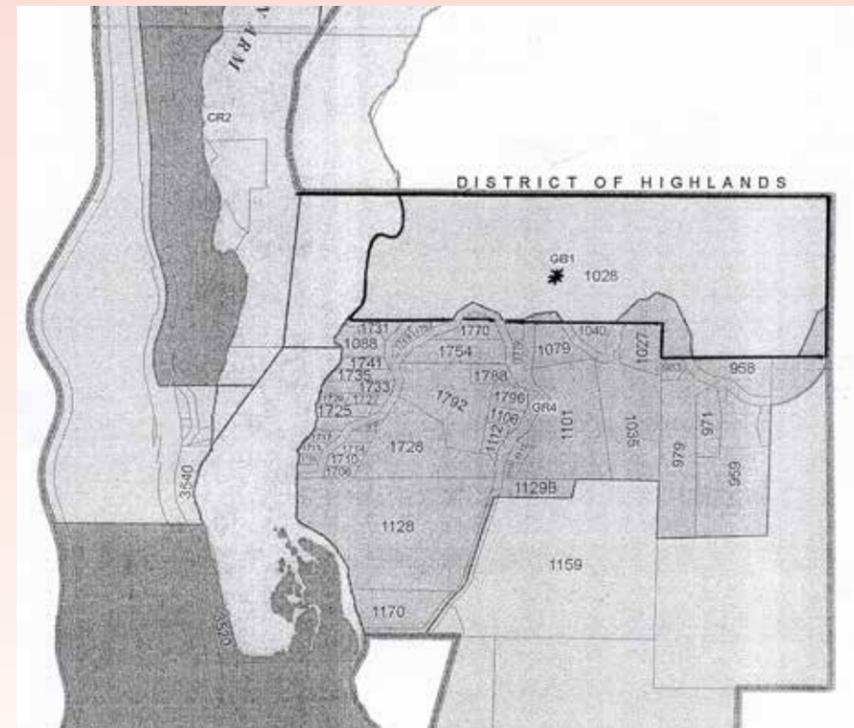
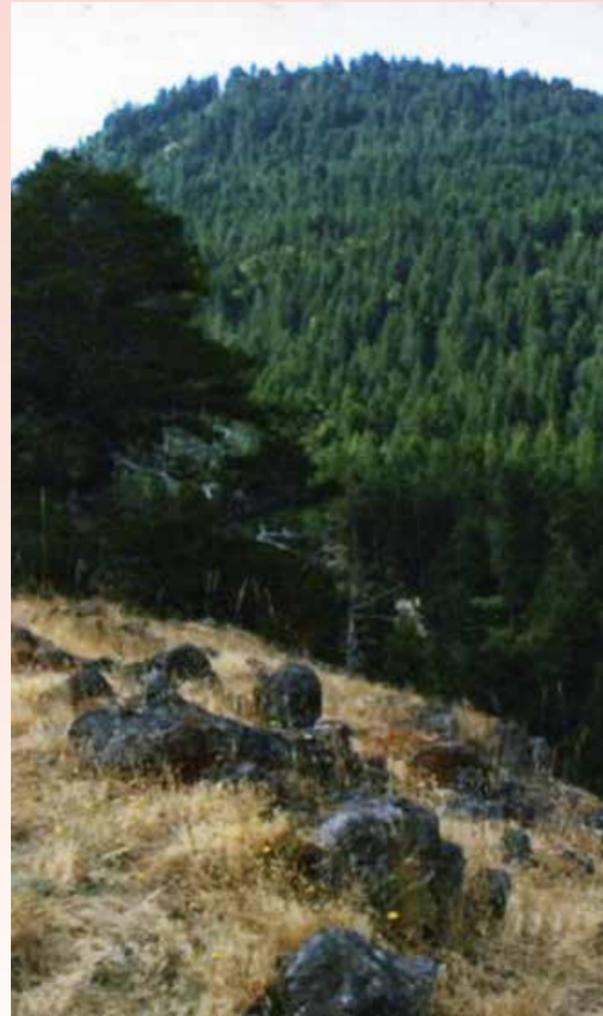
Waterfront Investment Property

Langford, BC

Zoning: RR4

Tired of the City? Longing for a quiet getaway to relax and connect with nature? This forested 101 acres with 1200 ft. of waterfront property and 100 plus year old trees is only thirty minutes from Victoria. It is located in the vibrant community of Langford near Bear Mountain, and fronts onto the protected Finlayson Arm Inlet. The shoreline, low bank sandy beach cove offers a variety of recreation options. You could build your West Coast log cabin lodge further up the site with a nearby 3-4 bedroom cottage for guests. This property is not in the agricultural land reserve and is larger than the Victoria Golf Course. Please keep in mind you can pay One Million dollars in Langford for an acre on sewer and One Million dollars for a lot in Victoria's Municipality of Oak Bay. This tranquil property is only 20 minutes from Victoria, the International Airport, and Ferries. Langford is one of British Columbia's fastest growing communities, with this in mind, imagine yourself in complete peace and quiet plus the enormous upside in value.

The Agricultural Land Reserve is a designation for farmland that is to be preserved for this use only and not to be rezoned for commercial or residential use. This property is free of this designation and may in the future be developed when services such as sewers arrive. Langford is the fastest growing municipality in Greater Victoria so development in the future may be a possibility.



- Features:**
- Harvestable Timber - previously logged in the early 1900s; douglas fir, alder, maple, cedar and others
 - Hydro and telephone to the property line
 - Road access to the property
 - Waterfront - lowbank - sandy beach across from Goldstream Marina; potential marina area