

FOR SALE



CLOVER  
RESIDENTIAL

PRESENTS

1348 Flint Ave



DISCOVER

# Langford



Langford is one of the fastest-growing communities in the region with an abundance of amenities, infrastructure, and parklands to match.



**\$1,299,000**

**Listed by:** Ole Schmidt & Michelle Matheson

**Neighbourhood:** Langford

**Bedrooms:** 4 + den

**Bathrooms:** 4

**Living Area:** 2,925

**Year Built:** 2021

**Taxes:** \$6,816 (Tax Year: 2025)

**MLS:** 1026034

## 1348 Flint Ave

Perched on a higher lot in Westview at the base of Skirt Mountain, this newer 4 bed + den, 4 bath home offers sweeping ocean and mountain views from the front deck and primary bedroom, stretching from the Olympic Mountains to Juan de Fuca Strait and downtown Victoria. Thoughtful builder upgrades and custom millwork enhance the well-maintained interiors, and the modern open floor layout is ideal for entertaining and everyday family living. The grand primary retreat features a walk-in closet and spa-inspired ensuite. Plus the legal 1-bed ground-floor suite with private entry, laundry, high ceilings, and its own outdoor area adds flexibility or income potential. Enjoy efficient year-round comfort with a modern heat pump & gas furnace, plus a cozy gas fireplace. The flat backyard is a blank canvas ready for your vision and the perfect place for your kids and pets to enjoy. Situated in a calm, family-friendly setting near lakes, trails, parks, and conveniently close to Bear Mountain Resort & all West Shore conveniences.

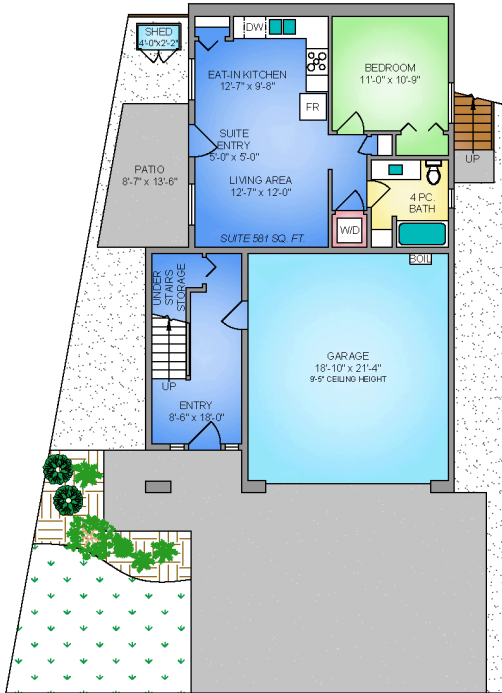


# FLOOR PLANS

## FIRST FLOOR

758 SQ. FT.

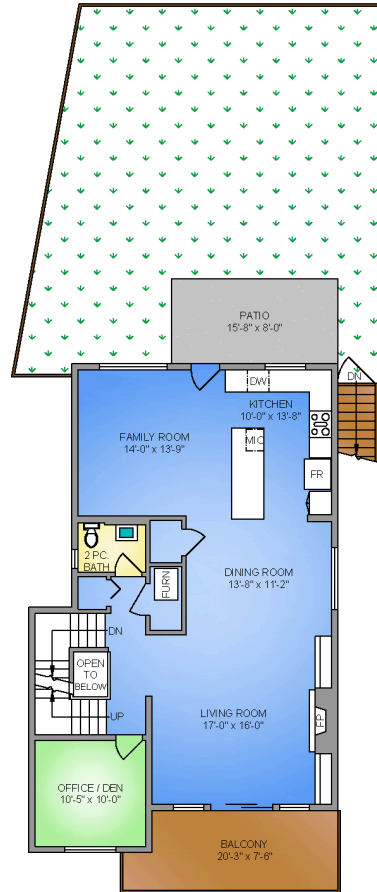
9'-0" CEILING HEIGHT



## SECOND FLOOR

1176 SQ. FT.

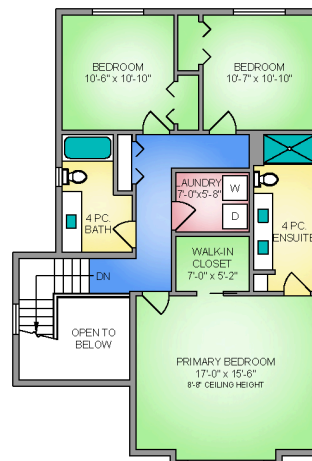
9'-0" CEILING HEIGHT



## THIRD FLOOR

991 SQ. FT.

8'-0" to 8'-8" CEILING HEIGHT



NORTH



0 5' 10'  
SCALE

1348 FLINT AVENUE  
FEBRUARY 18, 2025  
PREPARED FOR THE EXCLUSIVE USE OF OUR CLIENT. RESIDENTIAL FLOOR PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL PLEASE TO VERIFY.

FLOOR	FINISHED	GARAGE	DECK / PATIO
FIRST	558	451	100
SECOND	1176	-	258
THIRD	991	-	-
TOTAL	2725	451	358



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Virtual Staging

**GET TO KNOW US**



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