

\$2,099,900 - 1291 Boulderpath Rd, Metchosin

MLS® #1008915

\$2,099,900

5 Bedroom, 4.00 Bathroom, 4,502 sqft

Single Family on 13.00 Acres

Metchosin, Metchosin, British Columbia

Discover your dream home, a beautiful sanctuary just 5 minutes from Langford town. Built between 2003-2005, this residence blends timeless craftsmanship with modern amenities. Constructed with meticulous attention to detail, it features standard lumber frame construction, engineered beams, roof trusses, and elegant cedar siding. Inside, discover quality flooring including cedar decks and fir floors. Carpets adorn the stairs, bonus rooms, and one bedroom, while the basement boasts wool carpet. Sophisticated tile flooring graces the bathrooms, entrance, laundry, basement halls, and near the basement doors. Enjoy natural light through Starline Vinyl double-pane windows, with recent replacements enhancing energy efficiency. Stay cozy with a brand new 2025 wood fire place and an electric forced-air furnace and additional baseboards. Relax in the covered 2017 hot tub on the deck, equipped with a safety breaker. Outdoor living is enhanced by ample covered porch space, perfect for relaxation and entertaining. A kennel caters to pet owners, while a recently replaced hot water tank ensures reliability. Water is plentiful from a 425' well boasting a remarkable 50 gpm recovery rate. The property includes a 200 amp underground service to the house and a separate 100 amp service for the workshop. The septic tank, meticulously maintained, was pumped and inspected in 2024. This home offers both privacy and convenience, just 5 minutes from Langford town. Loads of



potential for a family hobby-farm or equestrian center! Experience the best of both worlds in this exceptional property. Looking for space to accommodate business vehicles or develop for various ventures? This property offers ample room and versatile potential, perfect for commercial needs or future projects. Donâ€™t miss this opportunity! (id:6289)

Built in 2005

Essential Information

Listing #	1008915
Price	\$2,099,900
Bedrooms	5
Bathrooms	4.00
Square Footage	4,502
Acres	13.00
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Westcoast

Community Information

Address	1291 Boulderpath Rd
Subdivision	Metchosin
City	Metchosin
Province	British Columbia
Postal Code	V9C3X5

Amenities

Features	Acreage, Hillside, Park setting, Private setting, Wooded area, Irregular lot size, Partially cleared, Other, Marine Oriented
Parking Spaces	8

Interior

Heating	Electric, Wood, Other Forced air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning Residential/Commercial

Listing Details

Listing Office Pemberton Holmes Ltd.



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Listing information last updated on October 22nd, 2025 at 12:01am MDT