



2287 NICKLAUS

Langford





FOR SALE



2287 Nicklaus Drive

Langford

SUMMARY OVERVIEW



LISTING PRICE:	\$1,950,000
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LIVING AREA:	4,597 sq ft
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LOT AREA	8,799 sq ft
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BEDROOMS:	7
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BATHROOMS:	5
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Set against the backdrop of Bear Mountain, this impressive residence captures panoramic valley, Mt. Baker and ocean views while offering remarkable space and flexibility. The well-planned interior is ideally suited to families of all stages, with a main-level primary bedroom, generous living areas and seamless access to expansive decks and patios. A legal suite provides excellent options for extended family, guests or rental income, while the finished lower level includes rough-ins for a future wet bar or kitchenette. Car enthusiasts will appreciate two driveways, ample parking and garage space for up to five vehicles. Extensive updates include fresh interior and exterior paint, newer flooring, motorized blinds, a heat pump with A/C and smart thermostat, plus newer appliances. Outside, mature cherry, apple and fig trees enhance the property. A rare combination of commanding views, versatile living, exceptional parking and modern comfort & in one of Bear Mountain's most scenic settings.



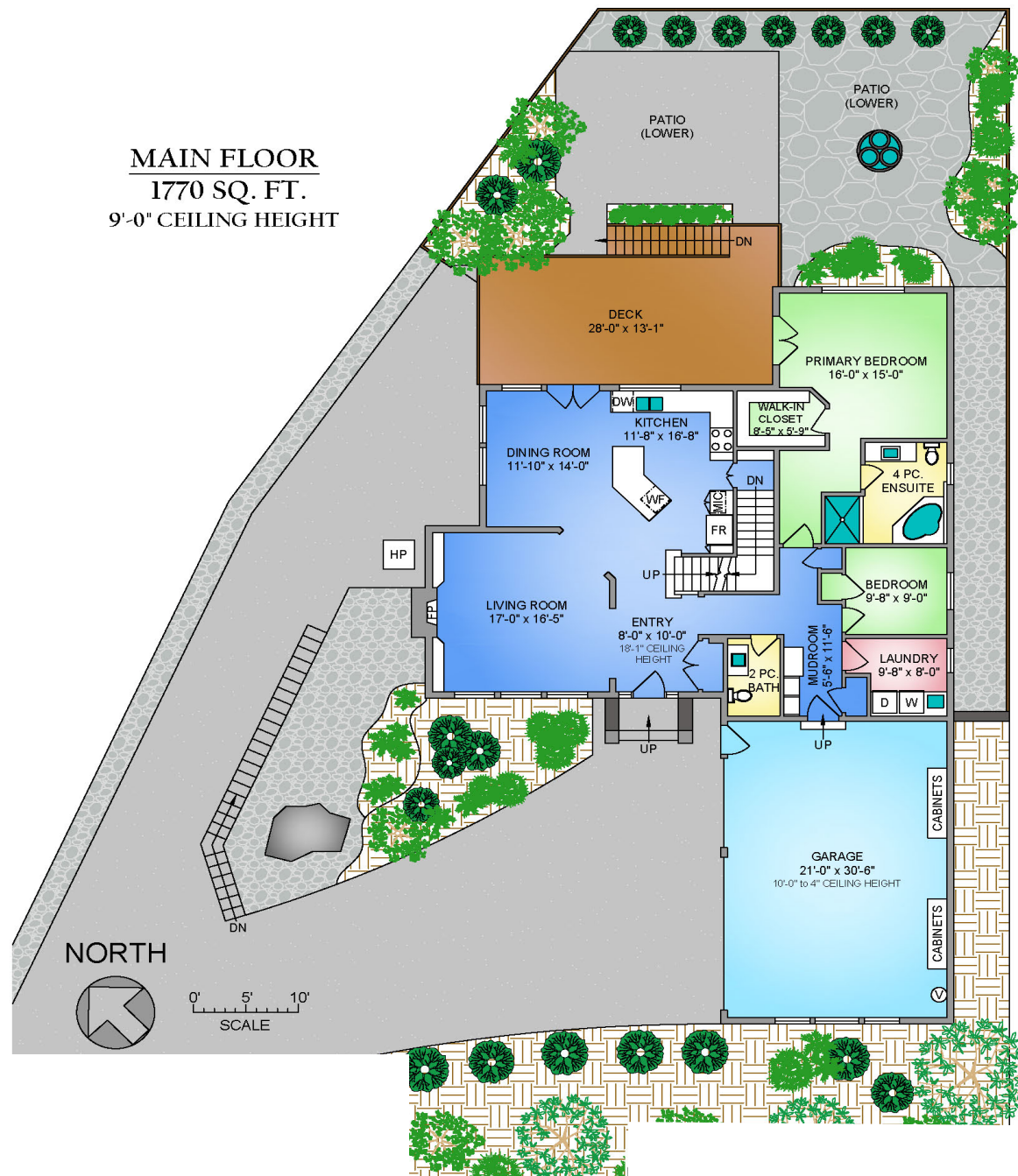
Property Floor plan

Main Level	1,770 sq.ft.
Upper Level	1,363 sq.ft.
Lower Level	1,464 sq.ft.

TOTAL AREA 4,597 sq.ft.

Garage 1,299 sq.ft.

Deck/Patio 1,297 sq.ft.





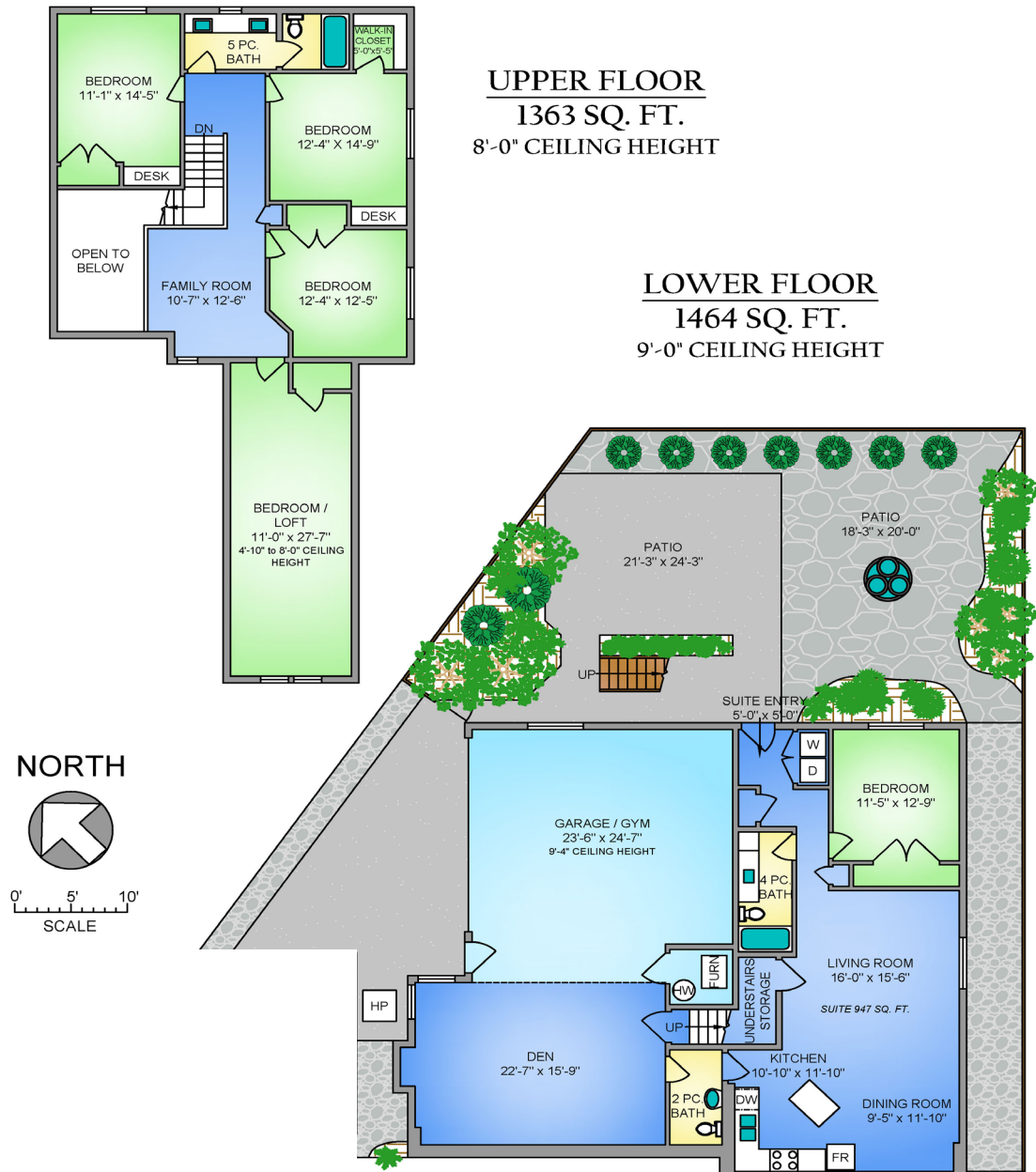
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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

SUITE



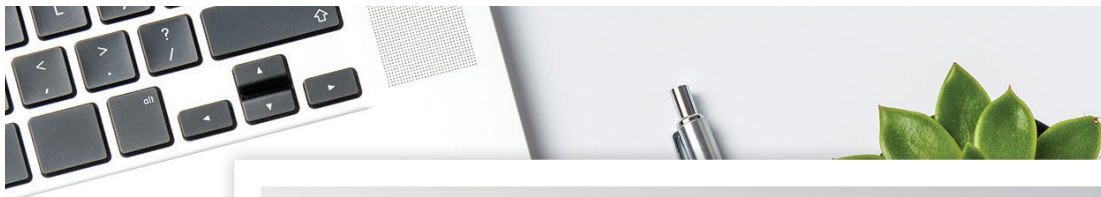


Location

(GIS) MAPPING



Set against the stunning backdrop of Vancouver Island's natural landscape, Bear Mountain is a premier resort-style community offering an exceptional blend of luxury, recreation, and West Coast living. Residents enjoy access to world-class golf, scenic hiking and biking trails, exceptional dining, wellness amenities, and year-round outdoor recreation, all surrounded by breathtaking mountain and forest views. With its peaceful setting and thoughtfully designed community, Bear Mountain provides a refined retreat while remaining just minutes from shopping, dining, and everyday conveniences in Langford and a short drive from downtown Victoria. It's an exceptional place to enjoy an active, elevated lifestyle on Vancouver Island.





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