

2035 Gourman Place

Extended Property Features

Thetis Lake Recreation Lifestyle

Located beside trail access into **Thetis Lake Regional Park**, one of Greater Victoria's most desirable outdoor recreation areas.

- Trail access **beside the property** connecting directly into the Upper Thetis Lake trail network
- Approximately **2-minute walk to swimming areas at Upper Thetis Lake**
- Immediate access to **40+ km of hiking, trail running, and mountain biking trails**
- Ideal for **swimming, kayaking, paddleboarding, and forest recreation**
- Quiet **cul-de-sac location surrounded by natural forest**

This rare location allows residents to step directly from their home into one of Vancouver Island's premier outdoor recreation environments.

Custom Outdoor Entertainment Terrace

Professionally designed backyard entertainment area combining natural stone construction with outdoor cooking and gathering space.

Features include:

- Custom **granite stone patio and terrace**
- Built-in **curved stone seating wall**
- Integrated **fire pit** designed for **natural gas or wood burning**
- Custom **stone outdoor kitchen station**
- Built-in stainless BBQ with prep area and sink
- Natural stone retaining walls and landscaping
- Extensive drainage and base preparation
- Private forested backyard setting

Estimated replacement value: **~\$70,000**

Custom Cedar Deck

Large **custom-built cedar deck** designed for outdoor dining and entertaining.

- Premium **natural cedar construction**
- Overlooks private backyard terrace
- Ideal outdoor cooking area
- Includes **Weber BBQ**

Estimated replacement value: **~\$50,000**

Custom Cedar Fence

- Professionally built **custom cedar privacy fence**
- Constructed with **6 × 6 structural cedar posts**
- Oversized access gates
- Premium cedar selected for durability and longevity

Estimated replacement value: **~\$20,000**

Exterior Improvements

Major exterior upgrades completed.

Roof Replacement – 2021

- Installed by Proline Roofing
- IKO Dynasty fiberglass shingles
- New vents and plywood

Estimated replacement value: **\$25,000–\$30,000**

Gutter System – 2021

- Installed by Victoria Gutters
- Fast-flow outlets
- Metal gutter guards

Estimated replacement value: **\$7,000–\$9,000**

Exterior Painting – 2023

Estimated replacement value: **\$12,000–\$15,000**

Heating & Comfort Systems

High-quality heating system designed for efficiency and reliability.

- **Viessmann boiler system installed in 2024**
- Smartphone app control allowing remote temperature management
- **Vitocell hot water storage tank**
- **Viessmann Low-Loss Header**
- **Amtrol expansion tank**
- Premium **copper piping installation**
- Radiant **in-floor heating**

Estimated replacement value: **~\$22,000**

Additional Efficiency Improvements

- **Heat pump with air conditioning**
Replacement value: **\$10,000–\$14,000**
- **Ecoline energy-efficient patio doors**
Twin locking system and sunshield coating
Replacement value: **\$6,000–\$8,000**

Interior Finishes

- Updated **engineered hardwood flooring**
Replacement value: **\$15,000–\$20,000**

Quality materials selected for durability and easy maintenance.

Main Kitchen

Modern kitchen with upgraded cabinetry and finishes.

- Quartz countertops and backsplash
- Updated tile backsplash
- Premium **Blanco undermount sink**
- Custom **sugar maple cabinetry**
- Soft-close drawers and cabinets
- Pull-out pantry storage

Estimated upgrade value: **\$20,000–\$30,000**

Appliance Package

- LG counter-depth refrigerator with craft ice
- GE Profile gas range with double oven
- LG dishwasher with steam cleaning
- LG washer and gas dryer
- Badger garbage disposal

Estimated value: **\$7,000–\$10,000**

Flexible Legal Suite

Self-contained **legal suite** designed for privacy and income flexibility.

Features include:

- **Flexible 1- or 2-bedroom configuration**
- Fire-rated separation door
- **Sound-insulated internal walls**
- Radiant in-floor heating
- In-suite laundry and dishwasher
- Full bathroom with soaker tub and shower

Estimated build-out value: **\$80,000–\$100,000**

Potential uses include:

- long-term rental income
- Airbnb / VRBO hosting (permitted in Langford)
- guest accommodation
- multigenerational living

Bedrooms & Bathrooms

- Spacious **primary bedroom with walk-in closet**
- Ensuite featuring **two-person jetted tub and separate shower**
- Main bathroom with tub / shower combination

Estimated renovation value: **\$20,000–\$30,000**

Garage & Lifestyle Storage

Garage configured for organized storage and recreational equipment.

Features include:

- Custom **metal shelving system**
- Custom rack with **mason jar hardware storage**
- **Paddleboard / kayak storage holders**
- **Four ceiling drop-down storage racks**
- Organized workspace for tools and equipment

Optional Creative Studio

Opportunity to include **professional vocal booth** designed for:

- musicians
- voice-over actors
- audiobook narrators

Features include:

- custom LED lighting
- cooling system
- mic drop installation
- hardwood flooring

Optional Recreational Trailer

Opportunity to include **2012 Jayco 25 BHS travel trailer**

Features include:

- slide-out living area
- Arctic package
- bunk beds
- boxed under-bed storage
- rarely used audio/video system
- sleeps **up to 8**
- roof maintained and recently resurfaced

Shopping & Convenience

Minutes from **Millstream Village**, one of the Westshore's primary shopping districts.

Nearby retail includes:

- Costco Wholesale
- Home Depot
- Best Buy
- Save-On-Foods
- Staples
- Golf Town
- Tom Lee Music
- Visions Electronics
- restaurants including Milestones Grill + Bar

This area provides one of the **largest retail and service hubs in the Westshore.**

Unique Opportunity

Properties offering **direct trail access to Thetis Lake combined with flexible rental potential are rarely available in the Langford market.**

This home provides a unique combination of:

- recreation lifestyle
- income flexibility

- extensive upgrades
- outdoor entertaining
- proximity to major shopping and services

Features mentioned from Leanne:

- Steps to lake (one of Victoria's favorite regional parks for swimming, paddle boarding and kayaking. (Or and outdoor recreation) steps to extensive trail system for walking, hiking, biking.
- Walking distance to grocery, retail, coffee shops and restaurants as well as other amenities
- Walking distance to elementary school that offers both English and French immersion curriculum
- Backs onto protected green space and vast regional park system
- Bus access to Westshore and city exchange
 - 20 minutes to downtown and 20-25 minutes to UVic's campus
- Easy access to highway for visits to town or further up the island
- Resort style living with the finest in west coast living close to nature without the commute, all while enjoying easy access to town
- One of largest properties in the area
- Minutes from Bear Mountain Golf Course
- Ample parking for large family, guests, and tenants
- Land space for additional garden suite with proper permits
- Space for a sport court, pond, or additional garden beds

Other stuff you can pull from:

EXTERIOR HOUSE

- **NEW ROOF done in 2021** by Proline Roofing and Gutters – IKO Dynasty Fiberglass shingles - \$40,000 if done today
 - Including new vents and plywood
- **New GUTTERS done in 2021** by Victoria Gutters - \$10,000 if done today
 - Fast flow outlets
 - Metal gutter guards to stop leaves and debris
 - Fascia cove behind gutters to keep moisture out
- **House repainted in 2023**
- **Custom South-Facing 3-tiered Cedar deck with stair lights** – \$50,000 if done today
 - Reinforced with 6x6 posts for hot tub with privacy wall
 - 400 sq ft of covered outdoor storage
 - Peek-a-book views of Upper Thetis Lake
- **Custom cedar fence with 6x6 posts**
 - Custom wide gates for Landscaper-friendly access passage
 - Custom-width gate for Bobcat/mini-excavator access
- **Reinforced RV or Boat Cement Pad with grey water drains**
- **4 Solar-powered wireless AOSU 2K color cameras**
 - Remote Smartphone access
 - Color Night Vision
 - Remote recording / Smart Alerts – free local recording storage
 - 166° ultra-wide angle view eliminates frustrating blind spots
 - Set key focus zones and sirens for optimal protection

OUTDOOR KITCHEN

- **Custom Aluminum kitchen center with hand-picked rock face**
 - **\$70 - \$75K to replace today**
 - **Two Black Maple Live Edge slabs to finish countertops and bar stools - \$10,000 to replace**
 - **NEW Jackson Grills Kitchen**

- LUX 700 Stainless Steel Gas Grill Built-in
 - 60,000 – 70,000 BTU
 - 692-696 sq. in. cooking area with 8mm stainless steel grates
 - Infrared 1000°F Rotisserie Burner
 - Stainless Steel Rotisserie kit
- Single Side Burner 550/700 10,000 BTU – cast brass, commercial grade system
- 30" Built-In Cocktail Center
 - Water tap
 - Sink
 - Large ice chest
 - Speed rail front bottle storage
 - Cutting board
 - Bottle opener
 - Towel holder
 - Bottle boots for chilling mixes
- New Danby Designer 4.4 cu ft. refrigerator
 - Spotless Stainless steel without smudging
- Stainless steel cabinets and doors
- Kingsman Outdoor Fire Pit
- Firepit – wood or natural gas

HEATING

- **Two heating systems**
 - **Radiant heated floors**
 - **Replaced in 2024 - \$25,000**
 - **New Viessmann boiler and New Vitocell 79 US gallon storage tank – 20 min to reheat tank**
 - 8 year warranty
 - **All copper piping**
 - **Heat Pump with Air conditioning**
 - **Trane**
- **Natural gas heating**
 - **Utilities: less than \$250 during winter months to heat house including hot water for family of 4, dryer, and stove**
- **NEW PATIO DOORS – ECOLINE - \$9,000**
 - Twin-locking system
 - ENERGY STAR certified
 - Sunshield coating on upper patio door
 - 25-year warranty

INTERIOR

NEW FLOORING

- All hardwood floors are engineered real hardwood floors
- New flooring in suite - \$3,500
 - Oak Mascara Engineered Hardwood Flooring
 - Includes one package for repairs
- New Flooring in main part of house - \$9,000
- Hickory Cocoa Blend hand-scraped Chateau Collection
 - Includes 210 sq ft for Music Room and replacement boards

SUITE

- 1- or 2-bedroom legal suite with sound insulated between the rooms
- In-suite Stacked Washer/Dryer
- In-suite Dishwasher
- Removeable floating wall between living room and bedroom to create ultimate man cave
- Radiant heated floors
- Soaker tub and shower

KITCHEN

- New Irah Barcelona quartz kitchen countertops and backsplash
- New Marrakech 2x8 white tile backsplash
- New Blanco Chef's coal black sink undermount sink with 60/40 low divide model
- Custom Sugar Maple cabinets
 - Soft-close cabinets and drawers
 - Pull-out pantry shelves

APPLIANCES

- **LG 23 cu ft LG Refrigerator**
 - Smart wi-fi Enabled InstaView Door-in-Door? Counter-Depth Refrigerator with Craft Ice™ Maker
 - Slim SpacePlus Ice System
 - Inverter Linear Compressor
 - Door Cooling+
 - Smudge Resistant Stainless Steel
 - LG ThinQ App Compatible
- **GE Profile Gas Stove** with Double Oven Configuration: Provides a total of 6.0 cu. ft. capacity (5.0 cu. ft. upper, 1.0 cu. ft. lower).
 - Lower drawer from 150°F to 450°F, ideal for warming or 2-level cooking
 - 5 sealed burners incl. 17,000 BTU PowerBoil for rapid boiling
 - 5,000 BTU Precise burner for delicate sauces
 - Center Oval Burner: A 6,000 BTU burner designed to accommodate oval pots or the included griddle
 - Non-Stick Griddle
 - Deep-recessed cooktop designed to contain spills for easier cleanup
 - Self-Clean with Steam Option: Enables cleaning without scrubbing
 - QuickSet VI Glass Touch Controls: Digital controls for precise
- **New Badger 3/4 hp Compact Continuous-Feed Garbage Disposal**
 - Quiet Operation
 - Quick Lock sink mount
 - Stainless steel grind components
- **NEW LG Washing Machine**
 - QuadWash with multi-motion arms and TrueSteam to reduce water spots by 60% and tackle stubborn, caked-on food
 - 15-place settings with an adjustable 3rd rack for cutlery/small items and a smooth-gliding upper rack
 - Very Quiet at 44 dBA (very quiet) with 10 wash cycles (including Turbo, Steam, and Express) and 9 options
 - Hybrid Condensing system with a, Night Dry option to ensure dishes are dry
 - LG ThinQ Technology allows for monitoring and control via smartphone or voice command
 - PrintProof stainless steel resists smudges, with a NeveRust stainless steel tub for durability
- **NEW LG Washing Machine**
 - AI DD® & 6Motion™ Technology: Artificial intelligence detects load size and fabric softness to select the best wash motions, combining up to 6 different motions for superior cleaning

- Steam Technology: Gently but effectively removes dirt, odors, and wrinkles using steam
 - ThinQ® Technology: Wi-Fi-enabled for remote monitoring, cycle selection, and notifications via smartphone
 - ColdWash Technology: Provides cold-water savings with hot-water performance
 - Capacity & Design: 4.5 to 5.2 cu. ft. capacity (varies by listing) with a 27-inch width, making it suitable for large loads and stackable with a matching dryer
 - Efficiency & Quietness: ENERGY STAR® certified for lower energy/water consumption, with LoDecibel quiet operation
 - Cycles & Options: 10 wash programs including Allergiene cycle, TubClean, and 5 temperature settings
 - Durability: NeveRust™ stainless steel drum
- **LG Gas Dryer**
 - **TrueSteam Technology:** Generates real steam to reduce wrinkles, odors, and static, including the SteamSanitary cycle to sanitize items.
 - **Capacity & Design:** 7.3 cu. ft. capacity with a NeveRust™ stainless steel drum and a large, dark blue tinted, chrome-rimmed glass door.
 - **Sensor Dry System:** Measures moisture levels during the cycle and automatically adjusts drying time and temperature for optimal fabric care.
 - **SmartDiagnosis:** Allows the dryer to communicate directly with LG customer service over the phone, self-diagnosing issues.
 - **FlowSense Duct Clogging Indicator:** Detects and alerts you to clogged ductwork, ensuring better drying performance and safety.
 - **Cycles & Options:** Includes 12 drying programs (e.g., Delicates, Anti-Bacterial) and 10 options, including Wrinkle Care, ReduceStatic, and EasyIron dryer

HOUSE FEATURES:

- Master bedroom with jacuzzi 2-person tub and separate shower and extra-large walk-in closet
- Main bathroom has bathtub/shower
- **UTILITY ROOM**
 - Utility sink
 - Pantry plus shelving
 - Coat and shoe rack with storage cubby holes
- Outdoor gas hookup for BBQ
- Rare Listing – long-term neighbors
- Quiet cul-de-sac

OPPORTUNITIES

- Can include a vocal booth with custom led lighting, cooling, mic drop, and hardwood flooring for professional musicians, voice over actors, and book narrators
- Include Custom Metal Shelving and storage racks in garage
- Include Custom rack with mason jars for storing various screws and bolts
- Include paddleboard or kayak holders
- Includes 4 ceiling drop-down storage mounts
- Can include Like new 2012 Jayco 25 BHS trailer with slide out and arctic package
 - Roof always maintained and recently resurfaced
 - Bunk beds
 - Rarely used audio/video system
 - Boxed-in under bed storage
 - Slideout
 - Sleeps 8