


**Active**  
**R2534755**  
 Board: F  
 Townhouse

**13 20560 66 AVENUE**  
 Langley  
 Willoughby Heights  
 V2Y 2Y8

Residential Attached  
**\$559,900** (LP)  
 (SP) 



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View:  
 Complex / Subdiv: **No : AMBERLEIGH II**  
 Services Connected: **Community**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$310.00**

Original Price: **\$559,900**  
 Approx. Year Built: **2002**  
 Age: **19**  
 Zoning: **CD-36**  
 Gross Taxes: **\$3,175.59**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?:  
 P.I.D.: **025-671-103**  
 Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Grge/Double Tandem, Visitor Parking**  
 Locker:  
 Dist. to School Bus:  
 Total Units in Strata:

Reno. Year: **2018**  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **Other**  
 Legal: **PL BCS 382 LT 37 DL 311 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Club House, Exercise Centre, Pool; Outdoor**

Site Influences: **Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 12'0			x			x
Main	Living Room	14'0 x 14'0			x			x
Main	Dining Room	9'0 x 12'0			x			x
Above	Master Bedroom	14'0 x 12'0			x			x
Above	Bedroom	12'0 x 11'0			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>585</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>585</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,170 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>1,170 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				



**Mohamed Sabry**  
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**#13 - 20560 66<sup>TH</sup> AVENUE**  
**LANGLEY**

Please contact Mohamed Sabry, 604-961-6397, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.







**DETAILS**

Type of Dwelling: Corner/End Unit  
 Year Built: 2002  
 Living Area: 1,170 sq. ft.  
 Maintenance Fee: \$310  
 Taxes: \$3,175.59  
 List Price: \$559,900

**DESCRIPTION**

Corner 2 bedroom, 2 bathroom townhouse in Amberleigh, Quality built by Polygon, bright and clean, spacious kitchen with access to a large balcony, open layout/spacious living room with gas fireplace, master bedroom includes 4pce ensuite with double sinks, Complex has one of the nicest clubhouses w/fully equipped fitness area, gourmet kitchen, resort-style pool & hot tub plus live-in caretaker, Excellent Location, walking distance to all shopping, schools, and transit.



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