

Active

R2561818

Board: F

Townhouse

34 19913 70 AVENUE


Langley


Willoughby Heights

V2Y 0S9

Residential Attached

\$879,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.): **0**

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **GATEWAY PROPERTIES**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv: **THE BROOKS**

Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet): **0.00**

Frontage (metres): **0.00**

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Maint. Fee: **\$318.10**

Original Price: **\$879,000**

Approx. Year Built: **2017**

Age: **4**

Zoning: **RES**

Gross Taxes: **\$3,682.26**

For Tax Year: **2020**

Tax Inc. Utilities?:

P.I.D.: **029-854-423**

Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Fibre Cement Board**

Foundation: **Concrete Perimeter**

Rain Screen: **Full**

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: **2**

Covered Parking: **2**

Parking Access: **Front**

Parking: **Garage; Double, Visitor Parking**

Locker:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **0**

Dist. to School Bus:

Total Units in Strata:

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**

Legal: **STRATA LOT 34, PLAN EPS3138, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, 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**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 12'0			x			x
Main	Family Room	12'6 x 10'4			x			x
Main	Dining Room	13'6 x 9'0			x			x
Main	Living Room	17'6 x 11'0			x			x
Main	Patio	14'6 x 8'0			x			x
Above	Master Bedroom	12'0 x 12'6			x			x
Above	Bedroom	9'8 x 10'4			x			x
Above	Bedroom	11'0 x 10'4			x			x
Below	Bedroom	23'4 x 10'4			x			
		x			x			

Finished Floor (Main):	794	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	806	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	344	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total):	1,944 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,944 sq. ft.	Basement: <b>Fully Finished</b>			7				
					8				

Mohamed Sabry

604-961-6397

mohamedsabry@royallepage.ca

mohamedsabry.ca

ROYAL LePAGE

Royal LePage West

Real Estate Services

2185 Austin Avenue,

Coquitlam, BC V3K 3R9

Tel. 604-939-6666

34 - 19913 70<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



4



4

Property Style:	2 Storey w/ Bsmt
Type of Dwelling:	Townhouse
Year Built:	2017
Living Area:	1,944 sq. ft.
Maintenance Fee:	\$318.10
Taxes:	\$3,682.26
List Price:	\$879,000

DESCRIPTION

The Brooks! Langley's most desirable community. 1944 Sqft, fabulous townhome, the open concept plan on the main floor offers a spacious gourmet kitchen with upgraded SS appliances and quartz countertop, family room, dining room, spacious living area and covered large balcony off the kitchen with a natural gas outlet to enjoy BBQ all year round. The upper floor has a master bedroom with a generous ensuite, 2 large bedrooms, full washroom, and a laundry room, recreation room in the lower floor with full washroom, walkout access to a beautiful backyard make it perfect for a guest room, office, or man cave. Quality upgrades include Google Nest heating control, EV Charger, upgraded appliance, Epoxy garage flooring & Central Vacuum. Steps to Routly Park, trails, transportation, shopping and schools.

