Active R2561818 Board: F Townhouse

34 19913 70 AVENUE

Residential Attached

Original Price: \$879,000

Langley Willoughby Heights **\$879,000** (LP) (SP) M

RES

2020

\$3,682.26

Sold Date: Flood Plain: Council Apprv?: Exposure:

Frontage (feet): **0.00** Meas. Type: Frontage (metres): 0.00 Depth / Size (ft.): 0 Bedrooms: Lot Area (sq.ft.): 0.00 Bathrooms: Full Baths:

Approx. Year Built: 2017 Age: Zoning: Gross Taxes: Half Baths: For Tax Year: Tax Inc. Utilities?: \$318.10

Dist. to School Bus:

Total Units in Strata:

Maint. Fee: If new, GST/HST inc?: P.I.D.: **029-854-423** Mgmt. Co's Name: GATEWAY PROPERTIES

Parking: Garage; Double, Visitor Parking

Tour: Virtual Tour URL

Total Parking: 2 Covered Parking: 2 Parking Access: Front

Mamt. Co's Phone:

View: No:

Complex / Subdiv: THE BROOKS

Services Connected: Electricity, Natural Gas, Water

Dist. to Public Transit:

Units in Development:

Property Disc.: Yes

Fixtures Rmvd: No:

Fixtures Leased:

Title to Land: Freehold Strata

Floor Finish: Laminate, Mixed

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood **Fibre Cement Board** Exterior: Foundation:

Rain Screen:

Concrete Perimeter Reno. Year: R.I. Plumbing: R.I. Fireplaces:

Renovations: Water Supply: City/Municipal # of Fireplaces: 0 Fireplace Fuel:

Radiant Fuel/Heating: Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt

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

Club House Amenities:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Vacuum - Built In Features:

Floor	Туре	Dime	nsions	Floor	Тур	е	Dim	ensions	Floor	Ту	pe	Dimensions
Main	Kitchen	10'6	c 12'0					X				x
Main	Family Room	12'6 >	k 10'4					X				x
Main	Dining Room	13'6 >	c 9'0					X				x
Main	Living Room	17'6 >	c 11'0					X				×
Main	Patio	14'6	k 8'0					X				x
Above	Master Bedroom	12'0 x	k 12'6					X				x
Above	Bedroom		c 10'4					X				x
Above	Bedroom		k 10'4					X				x
Below	Bedroom	23'4 >	< 10'4					X				
			(X				
Finished Floor	(Main):	794	# of Roo	ms: 9	# of Kitchen	s: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor		806	Crawl/Bsi	mt. Heigh	nt:			1	Main	2	No	Barn:
Finished Floor		344	Restricted	d Age:				2	Above	4	Yes	Workshop/Shed:
Finished Floor	(Basement):	0	# of Pets	: -	Cats:	Dogs	s:	3	Above	3	No	Pool:
Finished Floor	(Total): 1,	944 sq. ft.	# or % o	f Rentals	Allowed:			4	Below	3	No	Garage Sz:
Bylaws: Pets Allowed w/Rest., Rentals Allowed						5				Door Height:		
Unfinished Flo	or:	0						6				
Grand Total:	1,	944 sq. ft.	Basemen	t: Fully F	inished			7				

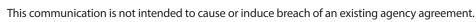


Mohamed Sabry 604-961-6397 mohamedsabry@royallepage.ca mohamedsabry.ca



Royal LePage West Real Estate Services 2185 Austin Avenue, Coquitlam, BC V3K 3R9 Tel. 604-939-6666

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







34 - 19913 70TH AVENUE **LANGLEY**





Property Style:



4

'



Type of Dwelling: Townhouse
Year Built: 2017
Living Area: 1,944 sq. ft.
Maintenance Fee: \$318.10

2 Storey w/ Bsmt

Taxes: \$3,682.26

List Price: \$879,000

DESCRIPTION

The Brooks! Langleys 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.













