



Presented by:
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Active **21166 80 AVENUE** Residential Detached
R2265105 Langley **\$999,999** (LP)
 Board: F Willoughby Heights (SP)
 House/Single Family V2Y 0H2



Sold Date: Frontage (feet): **32.48** Original Price: **\$999,999**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2013**
 Depth / Size: **94.49** Bathrooms: **4** Age: **5**
 Lot Area (sq.ft.): **3,048.00** Full Baths: **3** Zoning: **R-CL**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,729.66**
 Rear Yard Exp: **South** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **028-030-613**
 Tour: **Virtual Tour URL**

View: **Yes: Mountain View from upstairs**
 Complex / Subdiv: **Yorkson South**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: Curtains and rods in upstairs bedrooms**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP42109 LT 16 LD 36 SEC 24 TWP 8**

Amenities: **Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10'2 x 9'4	Bsmt	Living Room	18' x 9'7			x
Main	Kitchen	8'10 x 11'8	Bsmt	Storage	21' x 9'			x
Main	Great Room	15' x 11'6			x			x
Main	Dining Room	8' x 10'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	10'10 x 9'10			x			x
Above	Bedroom	10' x 9'			x			x
Above	Laundry	8'6 x 5'10			x			x
Bsmt	Kitchen	10' x 10'			x			
Bsmt	Bedroom	9'10 x 9'8			x			

Finished Floor (Main): 874	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 803	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 629	Suite: Legal Suite, Licensed Suite	3	Above	3	No	Pool:
Finished Floor (Total): 2,306 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor: 238	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,544 sq. ft.	Basement: Full, Partly Finished, Separate Entry	6				
		7				
		8				

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

View this relaxing property with confidence, expertly built by Penta Homes. Bright, spacious layout boasts neutral colours & plenty of storage. Features white kitchen, granite counters, glass tile backsplash & upgraded S/S appliances plus a pantry. Gleaming engineered hardwood runs throughout main floor with access to private south facing rear yard & laneway buffer between neighbouring homes. Large master bedroom with vaulted ceilings, generous walk-in-closet & luxurious 4 piece ensuite with soaker tub & shower. Two more bedrooms with mountain view upstairs. Basement features professionally finished legal suite plus unfinished area to add another bedroom or rec-room. Includes double garage plus 3rd parking spot. Great location, close to schools, shopping, and the Langley events centre.