



Presented by:  
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elevation

**Active**  
**R2215375**  
Board: F  
House/Single Family

**19892 71 AVENUE**

Langley  
Willoughby Heights  
V2Y 3H8

Residential Detached

**\$1,300,000** (LP)

(SP)



Sold Date: Frontage (feet): **44.29** Original Price: **\$1,300,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2017**  
Depth / Size: **80** Bathrooms: **6** Age: **0**  
Lot Area (sq.ft.): **3,546.00** Full Baths: **5** Zoning: **R-CL**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$2,236.82**  
Rear Yard Exp: For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: **No** P.I.D.: **029-463-637**  
Tour: **Virtual Tour URL**

View: **Yes: Park & City**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 15 PLAN EPP36909 SECTION 15 TOWNSHIP 8 LAND DISTRICT 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven-Built In, Pantry, Range Top, Refrigerator, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'2 x 5'2	Above	Master Bedroom	14' x 17'			x
Main	Bedroom	13' x 10'	Bsmt	Media Room	17'10 x 15'8			x
Main	Kitchen	13'6 x 15'4	Bsmt	Bedroom	10'7 x 10'			x
Main	Dining Room	9'1 x 15'4	Bsmt	Bedroom	11'8 x 10'			x
Main	Great Room	14'9 x 18'6	Bsmt	Living Room	13'5 x 18'2			x
Main	Laundry	4' x 9'	Bsmt	Kitchen	6'2 x 6'11			x
Above	Bedroom	13'5 x 10'			x			x
Above	Bedroom	9'10 x 10'			x			x
Above	Master Bedroom	14' x 14'4			x			
Above	Walk-In Closet	5'10 x 4'			x			

Finished Floor (Main): **1,316**  
Finished Floor (Above): **1,356**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,286**  
Finished Floor (Total): **3,958 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,958 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **5**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	Yes
3	Above	3	Yes
4	Above	5	Yes
5	Bsmt	2	No
6	Bsmt	4	No
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**RE/MAX Treeland Realty**

**Check out the view from this Big, Bright & Beautiful new home, backing onto the park in Willoughby's desirable Routley neighbourhood. This stunning home with modern design features custom fine finishing throughout. On the main level you'll find hardwood floors, stone accent wall and 2-tone maple kitchen including quartz counters and stainless steel appliances. Additional upgrades include linear gas fireplace in built in wall unit, glass stair railings, and load of custom mill work. Upstairs you'll find 4 bedrooms including 2 master bedrooms, one with a private covered deck with stunning view to the south. The basement includes a media room with wet-bar and bathroom plus a legal, walk-out 2 bedroom suite. Walking distance to schools, shopping and Starbucks!**