

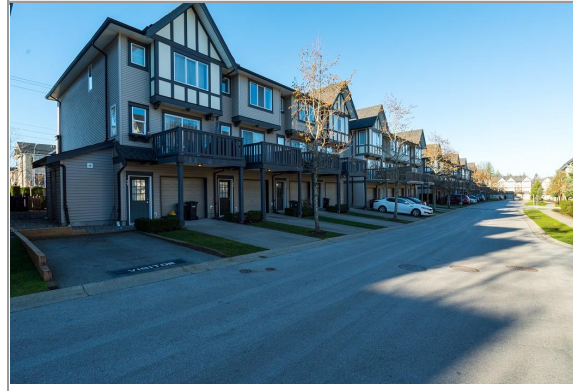


Presented by:
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Active Residential Attached
R2327023 **\$529,900** (LP)
 Board: F (SP)
 Townhouse

78 20875 80 AVENUE
 Langley
 Willoughby Heights
 V2Y 0B2



Sold Date:	Frontage (feet):	Original Price: \$529,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 3	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD-52
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,938.49
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$171.60	Tax Inc. Utilities?: Yes
If new, GST/HST inc?: Yes		P.I.D.: 027-180-107
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: No		
Complex / Subdiv: Pepperwood		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Carpport; Single, Garage; Single		
Exterior: Vinyl			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 Block	Dist. to School Bus: 1/2 Blk
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 157
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Electric		Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s), Fenced Yard		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 78 PLAN BCS2219 SECTION 25 TOWNSHIP 8 LAND DISTRICT 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, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'9 x 8'4			x			x
Main	Living Room	14'9 x 18'8			x			x
Main	Kitchen	14'3 x 12'9			x			x
Above	Master Bedroom	11'10 x 14'9			x			x
Above	Bedroom	11'10 x 12'8			x			x
Below	Bedroom	9'11 x 8'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 632	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 645	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 323	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Below	3	No	Pool:
Finished Floor (Total): 1,600 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 14'3 x 19'6
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest.			5				Door Height:
Grand Total: 1,600 sq. ft.	Basement: None			6				
				7				
				8				

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

Welcome to Pepperwood! This 2 Bedroom + 3 Bathroom unit nestles in the heart of this family friendly townhome complex in Willoughby! New quartz counter tops, carpet, and fresh paint throughout! Open lay out with an L-shaped kitchen featuring a breakfast bar/eating area, dining and living area, electric fireplace. 2 large-sized bedrooms on the upper floor, main bath with a soaker tub, ensuite in master with shower. Great amenities include an awesome club house with o/d pool, gym, pool table, party room, and indoor floor hockey the kids are sure to love! Steps to elementary school and transit, minutes to shopping, recreation, and hwy access.