

# 21-20887 87 AVENUE

## KEW GARDENS

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,628 SQFT



Welcome to this fully Renovated 3 bed 3 bath townhouse that feels and functions like a detached home! This home features a brand new kitchen with a redesigned, expanded layout, new stainless steel appliances with gas stove and a beautiful tile backsplash that brings it all together. Relax in your bright, open concept living room complete with a custom shiplap fireplace with built in cabinets and floating shelves. New vinyl floors up and down stairs, new lighting throughout, and of course a fresh coat of paint leaves nothing left to do but move in and enjoy! Even the door knobs and hinges have been replaced! Bonus, new storage shelves in the garage and closets to keep you organized! New A/C unit installed August 2021 to keep you comfortable all summer long. Upstairs you will find two generous sized bedrooms, in addition to your huge primary suite which features a walk-in closet and ensuite! Don't forget about the laundry room with added storage! The private backyard has been fully fenced to keep your furry friends and little ones safe!



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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



**elevation**  
REAL ESTATE GROUP

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Main Floor: 766 sq.ft.

Upper Floor: 862 sq.ft.

**Total Livable: 1,628 sq.ft.**

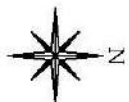
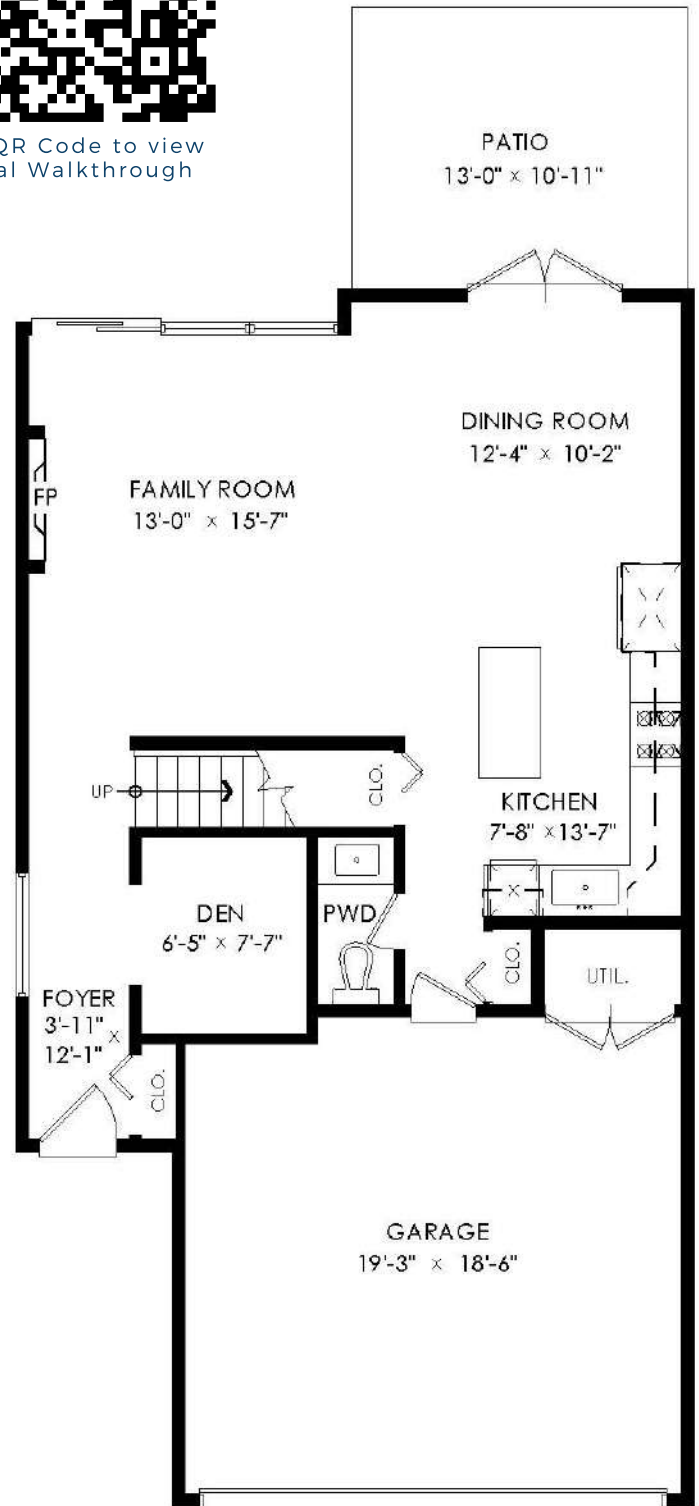
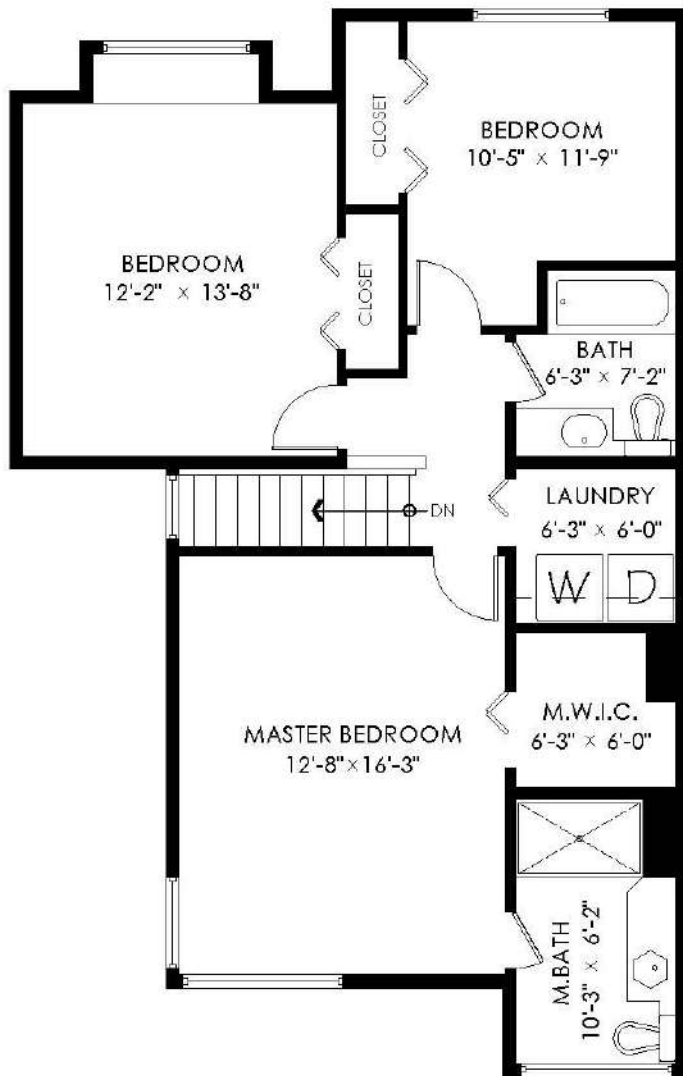
Garage: 377 sq.ft.

**Grand Total: 2,005 sq.ft.**

Patio: 142 sq.ft.



Scan QR Code to view  
Virtual Walkthrough

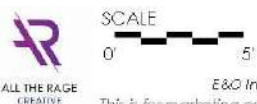


**Upper Floor Plan**

Floor Area: 862 sq.ft.  
Ceiling Height: 8'

**Main Floor Plan**

Floor Area: 766 sq.ft.  
Ceiling Height: 8'



MEASURED ON: (2022-04-28)

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E&O Inured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

R2683317

Board: F  
Townhouse

### 21 20881 87 AVENUE

Langley  
Walnut Grove  
V1M 3X1

Residential Attached

**\$999,900** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$999,900**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **1996**  
 Frontage(feet): Bathrooms: **3** Age: **26**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-11**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,506.80**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: **No** P.I.D.: **023-594-276** Tax Inc. Utilities?: **No**  
 View: **No** Tour: [Virtual Tour URL](#)  
 Complex / Subdiv: **Kew Gardens**  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **Steps** Dist. to School Bus: **5 Minutes**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt, Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Fixtures Leased: **No** ;  
Fixtures Rmvd: **No** ;  
Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **PLAN LMS 2598, SL 21, SEC 25, TWP 8, NWD, TOGETHER WITH INTEREST IN THE COMMON PROPERTY IN PROPORTION TO UNIT ENTITLEMENT OF STRATA LOT AS SHOWN IN FORM 1**

Amenities: **Air Cond./Central, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In**

Finished Floor (Main):	<b>766</b>	Units in Development:	<b>91</b>	Tot Units in Strata:	<b>1</b>	Locker:	<b>No</b>
Finished Floor (Above):	<b>862</b>	Exposure:		Stores in Building:	<b>2</b>		
Finished Floor (AbvMain2):	<b>0</b>	Mgmt. Co's Name:	<b>Hugh &amp; McKinnon</b>	Mgmt. Co's #:	<b>604-531-1909</b>		
Finished Floor (Below):	<b>0</b>	Maint Fee:	<b>\$260.00</b>	Council/Park Apprv?:			
Finished Floor (Basement):	<b>0</b>	Maint Fee Includes:	<b>Garbage Pickup, Gardening, Management, Snow removal</b>				
Finished Floor (Total):	<b>1,628 sq. ft.</b>						
Unfinished Floor:	<b>0</b>						

Grand Total: **1,628 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Suite: **None** Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
 Basement: **None** # or % of Rentals Allowed:  
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **10** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 15'7	Above	Bedroom	10'5 x 11'9	1	Main	2	No
Main	Dining Room	12'4 x 10'2	Above	Laundry	6'3 x 6'	2	Above	4	No
Main	Kitchen	7'8 x 13'7			x	3	Above	4	Yes
Main	Den	6'5 x 7'7			x	4			No
Main	Foyer	3'11 x 12'1			x	5			No
Above	Master Bedroom	12'8 x 16'3			x	6			No
Above	Walk-In Closet	6'3 x 6'			x	7			No
Above	Bedroom	12'2 x 13'8			x	8			No

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**RE/MAX** Treeland Realty

