

20734 39A AVENUE

5 BEDROOM | 2 BATHROOM | LIVING AREA: 2,291 SQFT



Have you been looking for your perfect family home? This house has it ALL. Nestled on a QUARTER acre in Brookwood on a quiet street, within walking distance to all levels of schools & countless parks, this home features 4 bedrooms, a den, & a spacious recreation room to fit all the needs of your growing family. Are you worried about the summer heat? Keep cool inside with central AC, or enjoy the fresh air on your HUGE 18'x 20' deck or down in your lush private backyard. This home has been renovated, including a gorgeous kitchen with stainless steel appliances and the main bathroom with heated floor. Need room to entertain your friends and family, or are you big on camping? Don't worry; you'll be entertainment central with 7 parking spots and room to park your RV or trailer.

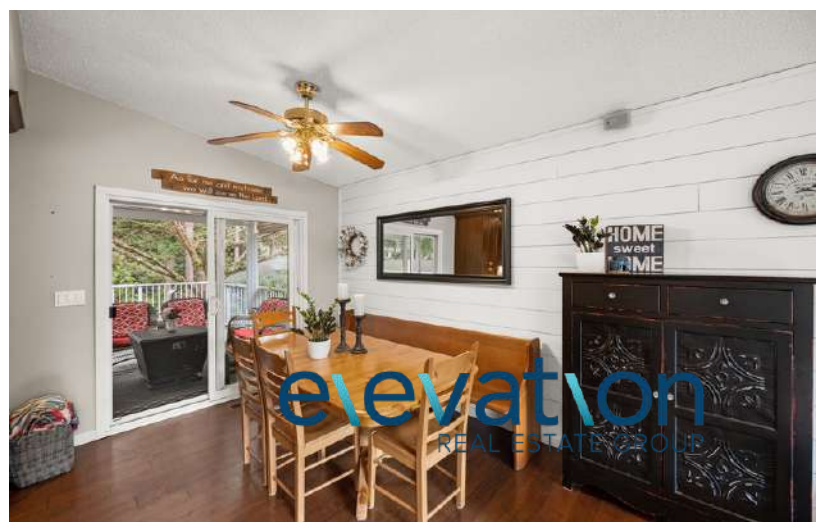


604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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







WALK SCORE

Walk Score
57

Somehow Walkable

Some errands can be accomplished on foot.

Transit Score
34

Some Transit

A few nearby public transportation options.

Bike Score
74

Very Bikeable

Biking is convenient for most trips.

COMMUTE to downtown Langley



9 min



14 min



16 min



52 min

SCHOOL CATCHMENT

Belmont Elementary School (K-7)

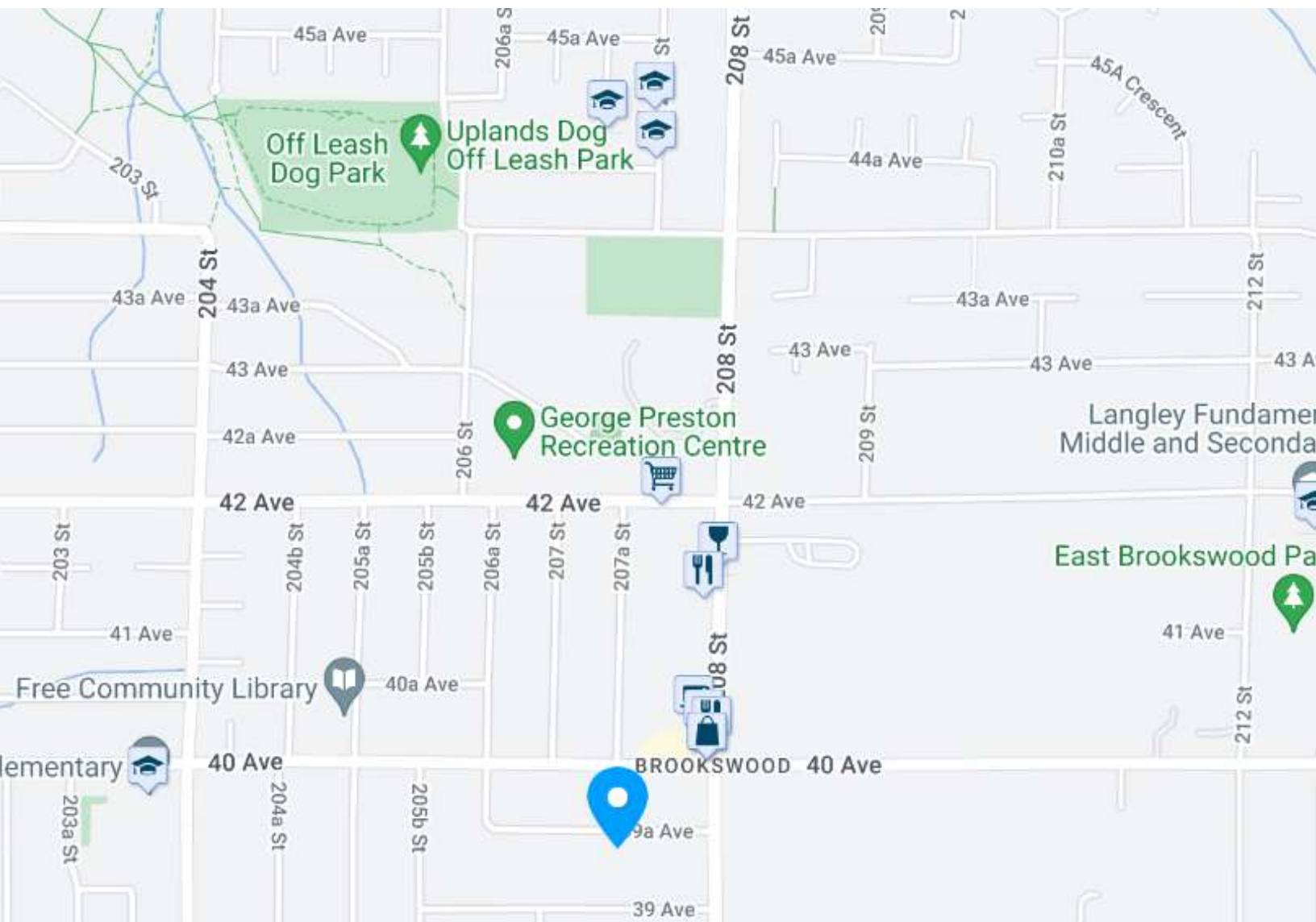
20390 40 Avenue
Langley, BC, V3A 2X1
Phone: 604-533-3641

HD Stafford Middle School (6-8)

20441 Grade Crescent
Langley, BC, V3A 4J8
Phone: 604-534-9285

Brookwood Secondary School (8-12)

20902 37A Avenue
Langley, BC, V3A 5N2
Phone: 604-530-2141

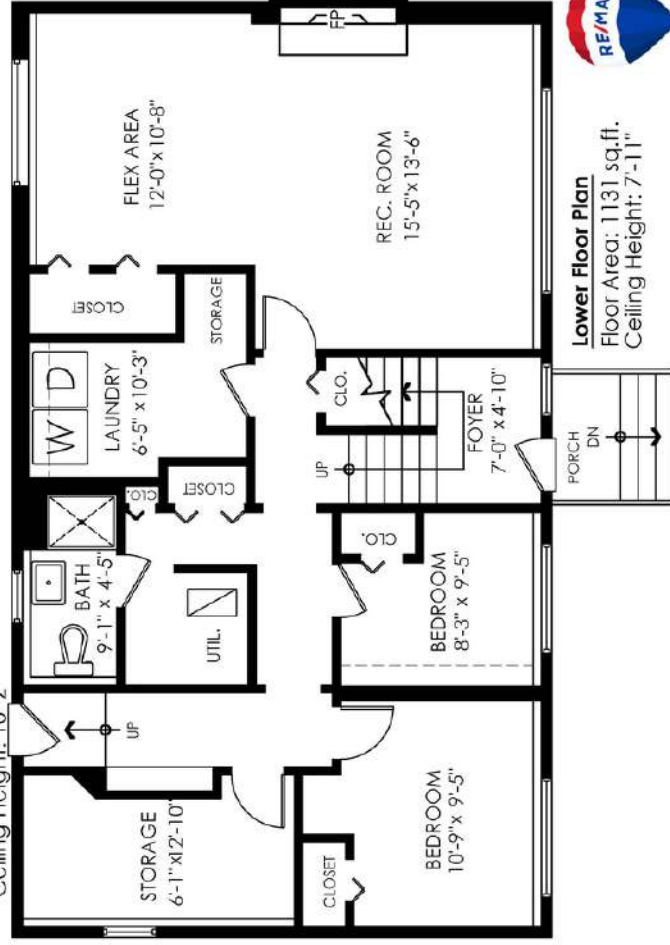
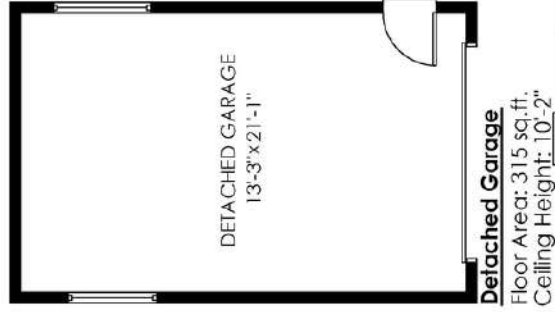
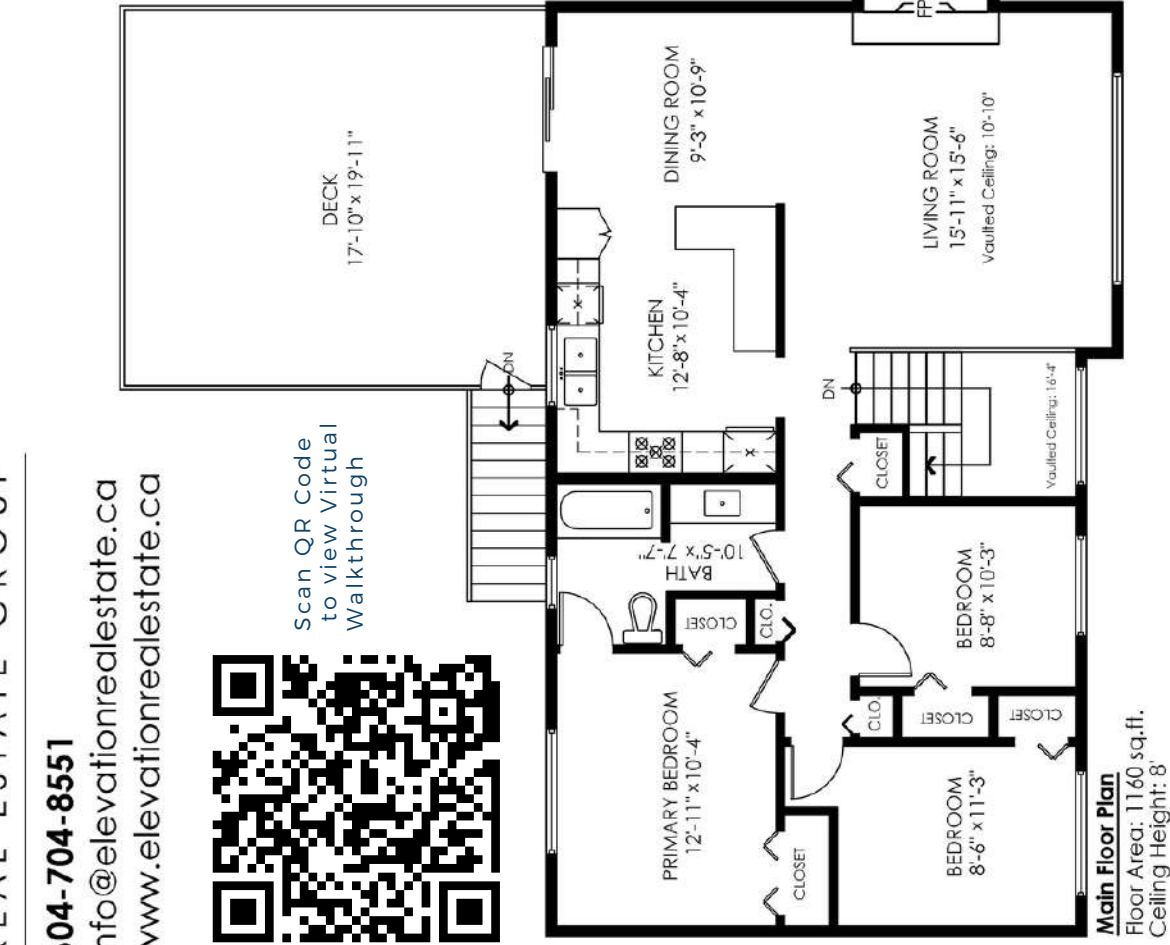


604-704-8551

info@elevationrealestate.ca
www.elevationrealestate.ca



Scan QR Code
to view Virtual
Walkthrough



Main Floor:	1,160 sq.ft.
Lower Floor:	1,131 sq.ft.
Total Livable:	2,291 sq.ft.
Detached Garage:	315 sq.ft.
Deck:	355 sq.ft.
Porch:	20 sq.ft.
Total Extras:	690 sq.ft.

SCALE
0 5

R2755629
Board: F
Apartment/Condo

PH6 8880 202 STREET

Langley
Walnut Grove
V1M 4E7

Residential Attached

\$484,900 (LP)

(SP) 



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage:
Flood Plain: **No**
View: **Yes Mountains**
Complex / Subdiv: **The Residences at Village Square**
First Nation Reserve:

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$484,900**
Approx. Year Built: **2005**
Age: **18**
Zoning: **CD-2**
Gross Taxes: **\$2,466.23**
For Tax Year: **2022**
Tax Inc. Utilities?: **Yes**
Tour: [Virtual Tour URL](#)

Style of Home: **1 Storey, Penthouse**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplac... **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Lease... **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus: **1 km**

Legal: **STRATA LOT 85 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1359 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, Elevator, Exercise Centre, In Suite Laundry, Independent living, Restaurant, Storage, Wheelchair Access, Concierge**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **965**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **965 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure: **Northwest**
Mgmt. Co's Name: **Associa British Columbia Inc.**
Maint Fee: **\$0.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **94** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Grand Total: **965 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**
Restricted Age: **55+**
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details:

Airbnb or similar use prohibited

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Foyer	5'11 x 6'11			x	1	Main	4	Yes
Above	Kitchen	9'7 x 8'5			x	2	Main	3	No
Above	Dining Room	10'11 x 9'1			x	3			No
Above	Living Room	12'2 x 15'8			x	4			No
Above	Primary Bedroom	10'6 x 11'5			x	5			No

elevation
JOEL & TYLER SCHACTER
*PERSONAL REAL ESTATE CORPORATION
info@elevationrealestate.ca
604-704-8551

