

42-20849 78B AVENUE

BOULEVARD

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,366 SQFT



Welcome to the luxurious boulevard complex: a highly sought after community in the heart of Willoughby Heights. The end corner unit with lots of large windows creating a bright space for an entertainer's dream. It's a gorgeous 3 bedroom 3 bathroom modern home that features a huge rooftop patio over 500 square feet with breathtaking mountain views and a gas hookup for a BBQ. Main floor has a fantastic open layout boasting extravagant 11-foot ceilings, huge windows, and a covered patio on the main. Gorgeous and durable high-end laminate flooring, upgraded S/S appliances with gas range and quartz countertops throughout. Double side by side garage, no having to play musical chairs with the 2 cars, another 2 parking spots on the driveway giving you 4 private parking spots, plus the house is the end unit with visitor parking spots right next to it. Dual laundry upstairs close to the bedrooms, no lugging hampers up the stairs. Storage in the garage plus storage on the rooftop patio. Just steps across the street to Willoughby town center with businesses, restaurants, cafes, and grocery shopping. Across the street from Richard Bullpit Elementary school and park, close to public transit, easy access to highway 1 and downtown Langley, Costco just a couple minutes away. This home is immaculate and only 2 years old, situated in a lovely new area. The rooftop patio is a showstopper.



604-704-8551
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
37

Car-Dependent

Most errands require a car.

Transit Score
34

Some Transit

A few nearby public transportation options.

Bike Score
74

Somewhat Bikeable

Minimal bike Infrastructure.

COMMUTE to downtown Langley



12 min



17 min



20 min



60+ min

SCHOOL CATCHMENT

Richard Bulpitt Elementary School (K-5)

20965 - 77A Avenue

Langley, BC, V2Y 2E6

Phone: 604-888-5393

Yorkson Creek Middle School (6-8)

20686 - 84 Avenue

Langley, BC, V2Y 2B5

Phone: 604-888-8065

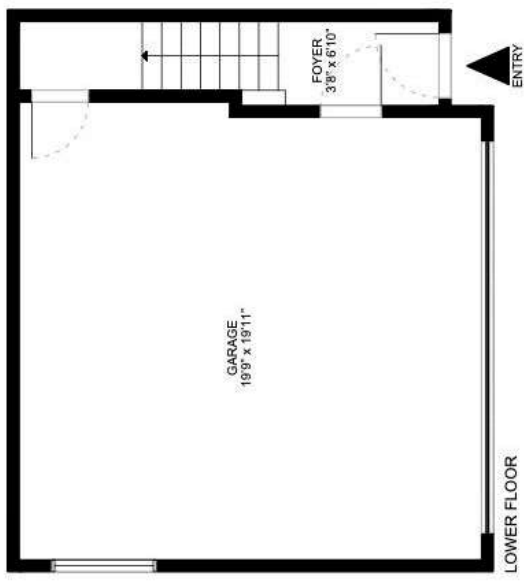
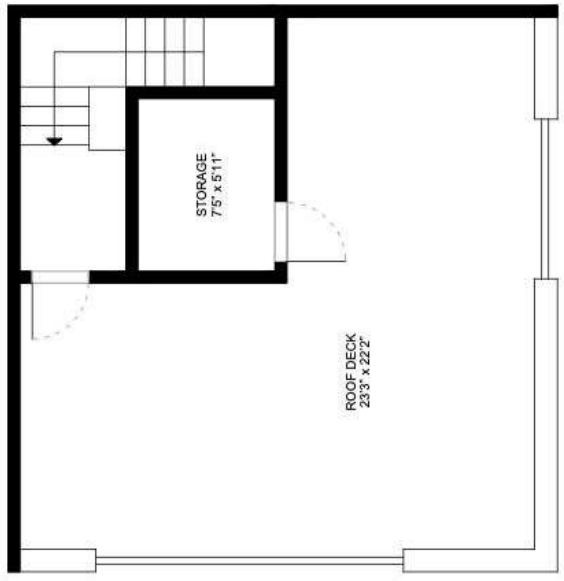
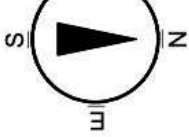
R.E. Mountain Secondary School (9-12)

7633 202A Street

Langley, BC, V2Y 1W4

Phone: 604-888-3033





IT INFO

Real Estate Group
elevationrealestate.ca
04-8551
MAX Treeland Realty



ADDRESS

42 - 20849 78B Ave, Langley

DATED

11/09/2021

SCALE

N.T.S

PRESENTED BY



AREA CALCULATION

MAIN FLOOR	582 sq ft
UPPER FLOOR	703 sq ft
LOWER FLOOR	81 sq ft
TOTAL LIVING AREA	1366 sq ft

PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. IT IS NOT INTEND FOR ANY CONTRACT, WARRANTY, ENGINEERING PURPOSES, ALL EFFORTS HAVE BEEN MAKE TO ENSURE ACCURACY AT TIME OF PRINT. CHANGES MAY BE MADE DURING THE DEVELOPMENT PROCESS AND DIMENSIONS, FIXTURES, FITTINGS, FINISH SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW PLACEMENT, BALCONY EACH PLAN TYPE. PLEASE REFER TO CONTRACT DRAWING FOR MORE ACCURATE INFORMATION ON PARTICULAR PROPERTY MEASUREMENTS ARE APPROXIMATE. THE ABOVE INFORMATION IS FROM SOURCES BELIVED RELIABLE BUT SHOULD BE RELIED UPON WITHOUT VERIFICATION. THE BROKERAGE AND THE AGENT ASSUME NO RESPONSIBILITY FOR ITS ACCURACY.

R2773616Board: F
Townhouse**42 20849 78B AVENUE**Langley
Willoughby Heights
V2Y 0X6

Residential Attached

\$869,900 (LP)(SP) 

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **Boulevard**

First Nation Reserve:

Services Connctd:

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **030-848-555**Original Price: **\$869,900**Approx. Year Built: **2019**Age: **4**Zoning: **CD-109**Gross Taxes: **\$3,879.54**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: **3 Storey, End Unit**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Vinyl**Foundation: **Concrete Perimeter**

Renovations:

of Fireplac... **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Torch-On**Legal: **STRATA LOT 36 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4919 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:Parking: **Garage; Double, Open, Visitor Parking**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Lease... **No**Fixtures Rmvd: **No**Floor Finish: **Laminate, Carpet**Amenities: **Club House, In Suite Laundry, Playground**Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**Finished Floor (Main): **582**Finished Floor (Above): **103**Finished Floor (AbvMain2): **0**Finished Floor (Below): **81**Finished Floor (Basement): **0**Finished Floor (Total): **766 sq. ft.**Unfinished Floor: **0**Grand Total: **766 sq. ft.**Suite: **None**Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1**# of Levels: **3**# of Rooms: **8**

Units in Development:

Exposure:

Mgmt. Co's Name: **Houghton Realty Prop Mgmt**Maint Fee: **\$0.00**Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**Tot Units in Strata: **44**Locker: **No**Storeys in Building: **3**

Mgmt. Co's #:

604-576-2141

Council/Park Apprv?:

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

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed: **100%**Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'5 x 12'6			x	1	Main	2	No
Main	Dining Room	8'5 x 14'3			x	2	Above	4	Yes
Main	Kitchen	14'4 x 9'7			x	3	Above	4	No
Main	Patio	7'2 x 6'7			x	4			No
Above	Primary Bedroom	11' x 10'5			x	5			No

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JOEL & TYLER SCHACTER

*PERSONAL REAL ESTATE CORPORATION

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Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View: **Yes Mountains**
Complex / Subdiv: **Boulevard**
First Nation Reserve:

If new, GST/HST inc?:
Bedrooms: **3**
Bathrooms: **3**
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For Tax Year: **2022**
Tax Inc. Utilities?:
Tour:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Lease... **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Carpet**

Style of Home: **3 Storey, End Unit**
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ANNA POPPLETON
anna@elevationrealestate.ca
604-319-7735



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DONAVON ASH

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