



Presented by:
Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
www.elevationrealestate.ca
tyler@elevationrealestate.ca

elevation

Active
R2347726
Board: F
House/Single Family

21166 80 AVENUE

Langley
Willoughby Heights
V2Y 0H2

Residential Detached

\$899,999 (LP)

(SP)



Sold Date: Frontage (feet): **32.48** Original Price: **\$899,999**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2012**
Depth / Size: **94.49** Bathrooms: **4** Age: **7**
Lot Area (sq.ft.): **3,048.00** Full Baths: **3** Zoning: **R-CL**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,568.20**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: **Yes** P.I.D.: **028-030-613**
Tour: **Virtual Tour URL**

View: **Yes: Mountain View from upstairs**
Complex / Subdiv: **Yorkson South**
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL BCP42109 LT 16 LD 36 SEC 24 TWP 8**

Amenities: **Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	10'2 x 9'4	Bsmt	Living Room	18' x 9'7			x
Main	Kitchen	8'10 x 11'8	Bsmt	Storage	21' x 9'			x
Main	Great Room	15' x 11'6			x			x
Main	Dining Room	8' x 10'			x			x
Above	Master Bedroom	14' x 12'			x			x
Above	Bedroom	10'10 x 9'10			x			x
Above	Bedroom	10' x 9'			x			x
Above	Laundry	8'6 x 5'10			x			x
Bsmt	Kitchen	10' x 10'			x			
Bsmt	Bedroom	9'10 x 9'8			x			

Finished Floor (Main): **874**
Finished Floor (Above): **803**
Finished Floor (Below): **0**
Finished Floor (Basement): **629**
Finished Floor (Total): **2,306 sq. ft.**

Unfinished Floor: **238**
Grand Total: **2,544 sq. ft.**

of Rooms: **12**
of Kitchens: **2**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Full, Fully Finished, Separate Entry**

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

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

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

RE/MAX Treeland Realty

View this relaxing property with confidence, expertly built by Penta Homes. Bright, spacious layout boasts neutral colours & plenty of storage. White kitchen, granite counters, glass tile backsplash & upgraded S/S appliances + a pantry. Gleaming engineered hardwood runs throughout main floor with access to private south facing rear yard & laneway buffer between neighbouring homes. Large master bedroom w/ vaulted ceilings, generous walk-in-closet & luxurious 4-pc ensuite w/ soaker tub & shower. 2 more bedrooms w/ mountain view upstairs. Bsmt features professionally finished legal suite plus unfinished area to add another bedroom or rec-room. Includes double garage plus 3rd parking spot. Great location, close to schools & the LEC.