



Presented by:  
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elevation

**Active**  
**R2481013**  
Board: F  
House/Single Family

**20168 70A AVENUE**

Langley  
Willoughby Heights  
V2Y 2Y6

Residential Detached

**\$899,900** (LP)  
(SP)



Sold Date: Frontage (feet): **32.15** Original Price: **\$899,900**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**  
Depth / Size: **83.99** Bathrooms: **4** Age: **16**  
Lot Area (sq.ft.): **2,691.00** Full Baths: **3** Zoning: **CD-54**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,451.32**  
Rear Yard Exp: **South** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **025-534-637**  
Tour: **Virtual Tour URL**

View: **No :**  
Complex / Subdiv: **Jeffries Brook**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**  
Sewer Type: **Sanitation**

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

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **DetachedGrge/Carport, Garage; Double, Open**  
Dist. to Public Transit: Dist. to School Bus: **1 Blk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 27 PLAN BCP1655 PART1 NW SECTION 14 TOWNSHIP 8 LAND DISTRICT 36**

Amenities:

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	Living Room	13'7 x 11'6	Above	Laundry	7'10 x 5'5			x
Main	Dining Room	15'11 x 8'9	Bsmt	Living Room	14'2 x 11'1			x
Main	Family Room	13'10 x 11'1	Bsmt	Kitchen	10'10 x 10'8			x
Main	Kitchen	14' x 8'8	Bsmt	Bedroom	10'9 x 9'9			x
Main	Foyer	7'6 x 5'2	Bsmt	Bedroom	10'9 x 10'7			x
Main	Eating Area	7'9 x 8'3	Bsmt	Utility	7'1 x 5'11			x
Above	Master Bedroom	15'11 x 13'1			x			x
Above	Walk-In Closet	7'7 x 7'0			x			x
Above	Bedroom	9'9 x 9'7			x			x
Above	Bedroom	12'8 x 9'3			x			x
Finished Floor (Main):	<b>922</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>778</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>905</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:	
Finished Floor (Total):	<b>2,605 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Garage Sz: <b>20'x19'</b>	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:	
Grand Total:	<b>2,605 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6			<b>No</b>		
			7			<b>No</b>		
			8			<b>No</b>		

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

**RE/MAX Treeland Realty**

**Jeffries Brook is a quiet and safe family neighbourhood by Morningstar Homes. This bright and spacious traditional plan has kitchen, nook & integrated family room, full of natural light. A custom kitchen island creates a relaxed atmosphere for informal entertaining or casual breakfast. Enjoy cooking on the gas stove or cozy up by the gas fireplace in the formal living room. Upstairs features 3 spacious bedrooms and 2 full bathrooms. Also including a fully finished walkout basement with 2 more bedrooms for the in-laws or a mortgage helper. The south-facing yard with a covered deck is great for gardening or relaxing. Easy access to parks, trails, schools, the Langley Events Centre, shopping, transit and more! Lovingly maintained by the original owner; call to view before it's gone!**