

Presented by:

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R2490306

Board: F

49 20852 77A AVENUE

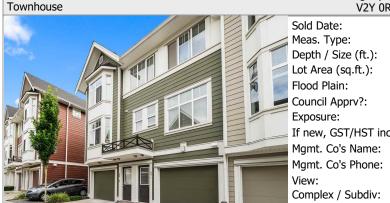
Langley Willoughby Heights V2Y 0R8

Residential Attached \$589,900 (LP)

P.I.D.: 029-638-895

Tour: Virtual Tour URL

(SP) M



Sold Date: Original Price: \$589,900 Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 2015 Depth / Size (ft.): Bedrooms: Age: Lot Area (sq.ft.): **CD-77** Bathrooms: 3 Zoning: Flood Plain: 2 Gross Taxes: \$3,416.38 Full Baths: Council Apprv?: Half Baths: For Tax Year: 2019 1 Exposure: Maint. Fee: \$144.94 Tax Inc. Utilities?:

If new, GST/HST inc?: Mgmt. Co's Name: **Colyvan Pacific Management**

Mgmt. Co's Phone: **604-683-8399**

Arcadia

View: Yes: Greenbelt

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sanitation Sewer Type:

Style of Home: 3 Storey Total Parking: 2 Covered Parking: 2 Parking Access: Construction: Frame - Wood Parking: Grge/Double Tandem, Visitor Parking Exterior: **Fibre Cement Board** Locker:

Concrete Perimeter Dist. to School Bus: Foundation: Reno. Year: Dist. to Public Transit: Units in Development: Rain Screen: R.I. Plumbing: Total Units in Strata: 88

Renovations: Title to Land: Freehold Strata

City/Municipal Metered Water: Water Supply: Fireplace Fuel: R.I. Fireplaces: Property Disc.: Yes

Fuel/Heating: # of Fireplaces: 0 Fixtures Leased: No: Radiant Balcony(s), Fenced Yard Outdoor Area: Fixtures Rmvd: No: Type of Roof: **Asphalt** Floor Finish: Laminate

Maint Fee Inc: Garbage Pickup, Gardening, Management

STRATA LOT 59 PLAN EPS2556 SECTION 24 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON Legal:

PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Garden, In Suite Laundry, Playground Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	12'7 x 11'11			x			x
Main	Dining Room	10'7 x 8'1			x			x
Main	Kitchen	14'3 x 10'10			x			x
Above	Master Bedroom	11'5 x 10'10			x			x
Above	Bedroom	6'8 x 8'1			x			x
Above	Bedroom	9'7 x 9'1			x			x
		X			x			x
		X			x			x
		X			x			x
		X			X			. X

Finished Floor (Main):	574	# of Rooms: 6 # of Kitchens: 1 # of Levels:	3 Bath	ı Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	599	Crawl/Bsmt. Height:	1	Above	4	No	Barn:
Finished Floor (Below):	96	Restricted Age:	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,269 sq. ft.	# or % of Rentals Allowed:	4			No	Garage Sz: 22'9x10'3
		Bylaws: Pets Allowed w/Rest., Rentals Allowe	5			No	Gra Dr Ht:
Unfinished Floor:	0		6			No	9
Grand Total:	1,269 sq. ft.	Basement: None	7			No	
	•		8			No	

Listing Broker(s): RE/MAX Treeland Realty

RE/MAX Treeland Realty

Welcome home to this stunning 3 bdrm, 3 bath townhome backing onto greenbelt for ultimate privacy! With a modern and timeless style, the open concept living and kitchen makes this home ideal for entertaining. OVER HEIGHT ceilings, RADIANT in-floor heating, stainless steel appliances, stone counter-tops and laminate flooring throughout! 3 bedrooms upstairs with a large master, walk through closet and intimate ensuite. Balcony off kitchen with gas BBQ hookup over looking beautiful green space and private fenced yard. Rentals allowed and LOW MAINTENANCE FEES, Excellent location close to great schools, shops, dining and minutes to freeway and transit exchange. Just across the street from Richard Bullpit Elementary School so great for young families.