



Presented by:

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RE/MAX Treeland Realty

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**Active**
R2490306Board: F
Townhouse**49 20852 77A AVENUE**Langley
Willoughby Heights
V2Y 0R8

Residential Attached

\$589,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$589,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 3	Age: 5
Lot Area (sq.ft.):	Bathrooms: 3	Zoning: CD-77
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,416.38
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$144.94	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 029-638-895
Mgmt. Co's Name: Colyvan Pacific Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8399		
View: Yes: Greenbelt		
Complex / Subdiv: Arcadia		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Sanitation		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Grge/Double Tandem, Visitor Parking		Locker:
Exterior: Fibre Cement Board			Dist. to School Bus:
Foundation: Concrete Perimeter			Total Units in Strata: 88
Rain Screen:	Reno. Year:	Dist. to Public Transit:	
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal		Title to Land: Freehold Strata	
Fireplace Fuel:	Metered Water:	Property Disc.: Yes	
Fuel/Heating: Radiant	R.I. Fireplaces:	Fixtures Leased: No	
Outdoor Area: Balcony(s), Fenced Yard	# of Fireplaces: 0	Fixtures Rmvd: No	
Type of Roof: Asphalt		Floor Finish: Laminate	

Maint Fee Inc: **Garbage Pickup, Gardening, Management**

Legal: **STRATA LOT 59 PLAN EPS2556 SECTION 24 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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	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 Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
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 Bulpit Elementary School so great for young families.