

21071 83B AVENUE

7 BEDROOM | 4 BATHROOM

LOT SIZE: 4,304 SQFT | LIVING AREA: 4,108 SQFT



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DONAVON ASH
elevation
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WELCOME TO YOUR NEW HOME

with an amazing mortgage helper! This 7 bd 4 bth home has over 4000 sq.ft. with room for everyone! The Main floor features an open floor plan with spacious kitchen opening to family room with vaulted ceiling. The bedroom on main level could be used as an office/den. Kitchen has gas range, eating bar, pantry, and granite countertops. Upstairs boasts 4 large bdrms, with the master retreat of your dreams! Featuring a vaulted ceiling, window seat, spa like ensuite with huge shower and separate tub! Even his & hers closets! The LEGAL 2 BDRM SUITE IN BASEMENT (previously rented for \$1,700/month) with laundry, separate entry, dining, kitchen and living area. Tons of storage in basement. Covered deck and private yard is perfect for outdoor entertaining. This home has it all!

WALK SCORE



Car-Dependent

Almost all errands require a car



Bikeable

Some bike infrastructure

COMMUTE (TO DOWNTOWN SURREY)



17 min



25 min



23 min



60+ min

SCHOOL CATCHMENT

Lynn Fripps Elementary

21020 83 Avenue

Langley, BC V2Y 2C4

(604) 888-1075

Yorkson Creek Middle School

20686 84 Avenue

Langley, BC V2Y 2B5

(604) 888-8065

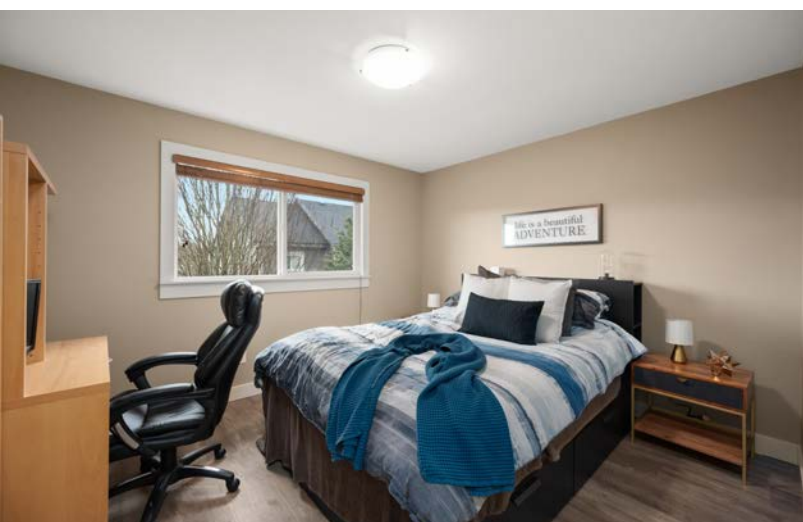
R.E. Mountain Secondary School

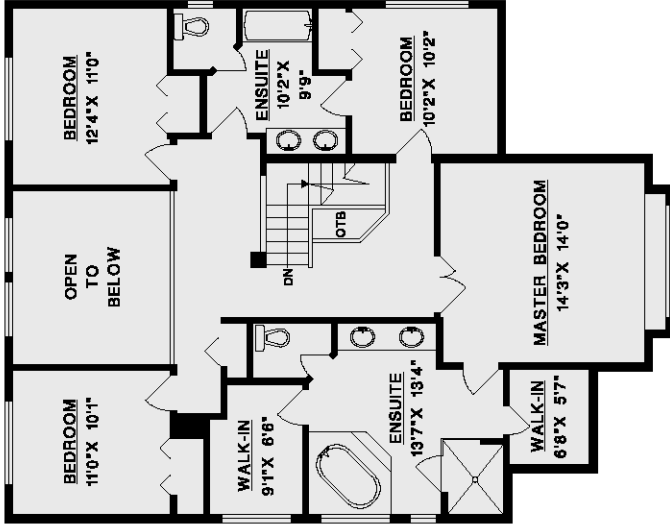
7633 202A Street

Langley, BC V2Y 1W4

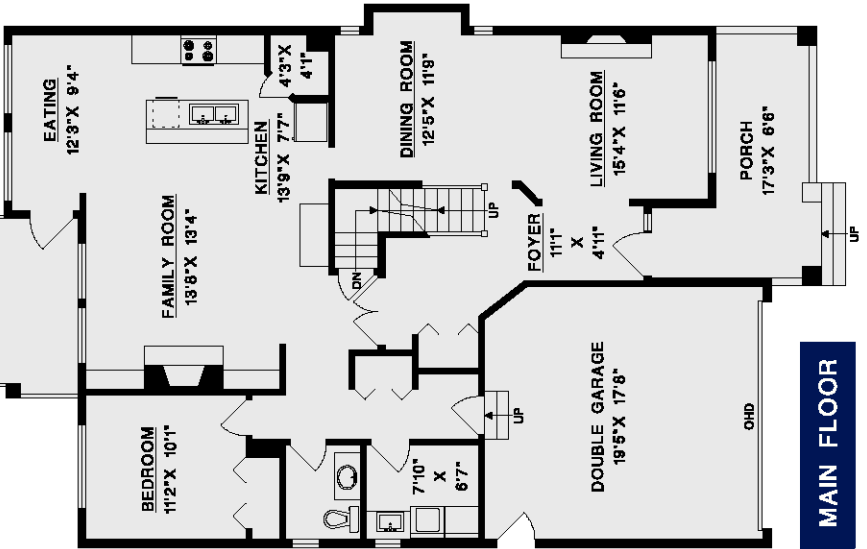
(604) 888-3033



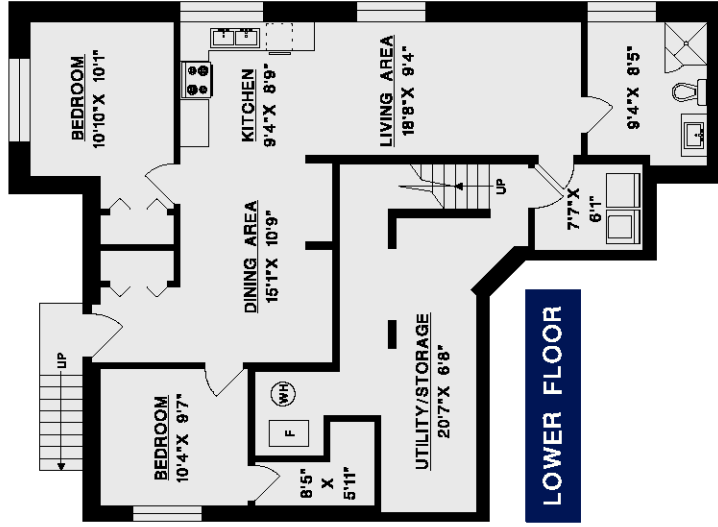




UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

UPPER FLOOR	1347 SQ. FT.
MAIN FLOOR	1388 SQ. FT.
LOWER FLOOR	388 SQ. FT.
SUITE	985 SQ. FT.
FINISHED AREA	4108 SQ. FT.
GARAGE	367 SQ. FT.
DECK	162 SQ. FT.
PORCH	161 SQ. FT.



1" = 6'
SCALE

DRAWN BY: CN
DATE: FEBRUARY 2021
REVISED:



Presented by:
Donavon Ash

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Active

R2548545

Board: F

House/Single Family

21071 83B AVENUE

Langley
Willoughby Heights
V2Y 0B9

Residential Detached

\$1,490,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): **43.96** Original Price: **\$1,490,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2007**
Depth / Size: **99.41** Bathrooms: **4** Age: **14**
Lot Area (sq. ft.): **4,304.00** Full Baths: **3** Zoning: **R-CL**
Flood Plain: Half Baths: **1** Gross Taxes: **\$6,024.55**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **026-655-756**
Tour: [Virtual Tour URL](#)

View: **No :**
Complex / Subdiv: **Uplands of Yorkson**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas** Metered Water:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **2 Blks** Dist. to School Bus: **1 Blk**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 65, SECTION 25, TOWNSHIP 8, NEW WEST DISTRICT, PLAN BCP22843**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 11'5	Above	Walk-In Closet	6'8 x 5'7	Bsmt	Bedroom	10'10x 10'1
Main	Dining Room	12'5 x 11'9	Above	Bedroom	10'2 x 10'2	Bsmt	Utility	20'7x 6'8
Main	Foyer	11'1 x 4'11	Above	Bedroom	12'4 x 11'	Bsmt	Laundry	7'7x 6'1
Main	Kitchen	13'9 x 7'7	Above	Bedroom	11' x 10'1			x
Main	Pantry	4'3 x 4'11	Above	Walk-In Closet	9'1 x 6'6			x
Main	Eating Area	12'3 x 9'4	Bsmt	Living Room	18'8 x 9'4			x
Main	Family Room	13'8 x 13'4	Bsmt	Kitchen	9'4 x 8'9			x
Main	Bedroom	11'2 x 10'1	Bsmt	Dining Room	15'1 x 10'9			x
Main	Laundry	7'10 x 6'7	Bsmt	Bedroom	10'4 x 9'7			x
Above	Master Bedroom	14'3 x 14'0	Bsmt	Walk-In Closet	8'5 x 5'11			x

Finished Floor (Main):	1,388	# of Rooms:	23	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,347	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,373	Suite:	Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,108 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	3	No	Garage Sz: 19'5x17'8
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 5	5			No	Grg Dr Ht:
Grand Total:	4,108 sq. ft.	Basement: Full		6			No	
				7			No	
				8			No	

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

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RED Full Public

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