

34-20451 84 AVENUE

3 BEDROOM | 3 BATHROOM
LIVING AREA: 1,504 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 WALDEN!

LIKE-NEW but no GST in sought-after Willoughby Heights! This 3 bed and den townhome comes fully loaded with a Chef's kitchen, Upgraded Gas stove, Quartz counter top, and S/S appliances! Other upgrades include Engineered Hardwood flooring on Every floor in the unit and Recessed Pot lighting in the Living room. You will love the open concept that makes this home extremely functional for a family! BONUS extra reserved parking stall purchased from the developer!

WALK SCORE



Car-Dependent

Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

COMMUTE (To Downtown LANGLEY)



12 min

27 min



26 min

60+ min

SCHOOL CATCHMENT

Willoughby Elementary

20766 80 Avenue,
Langley, BC V2Y 1X6
(604) 888-6033

Yorkson Creek Middle School

20686 84 Avenue,
Langley, BC V2Y 2B5
(604) 888-8065

R.E. Mountain Secondary

7633 202A Street,
Langley, BC V2Y 1W4
(604) 888-3033

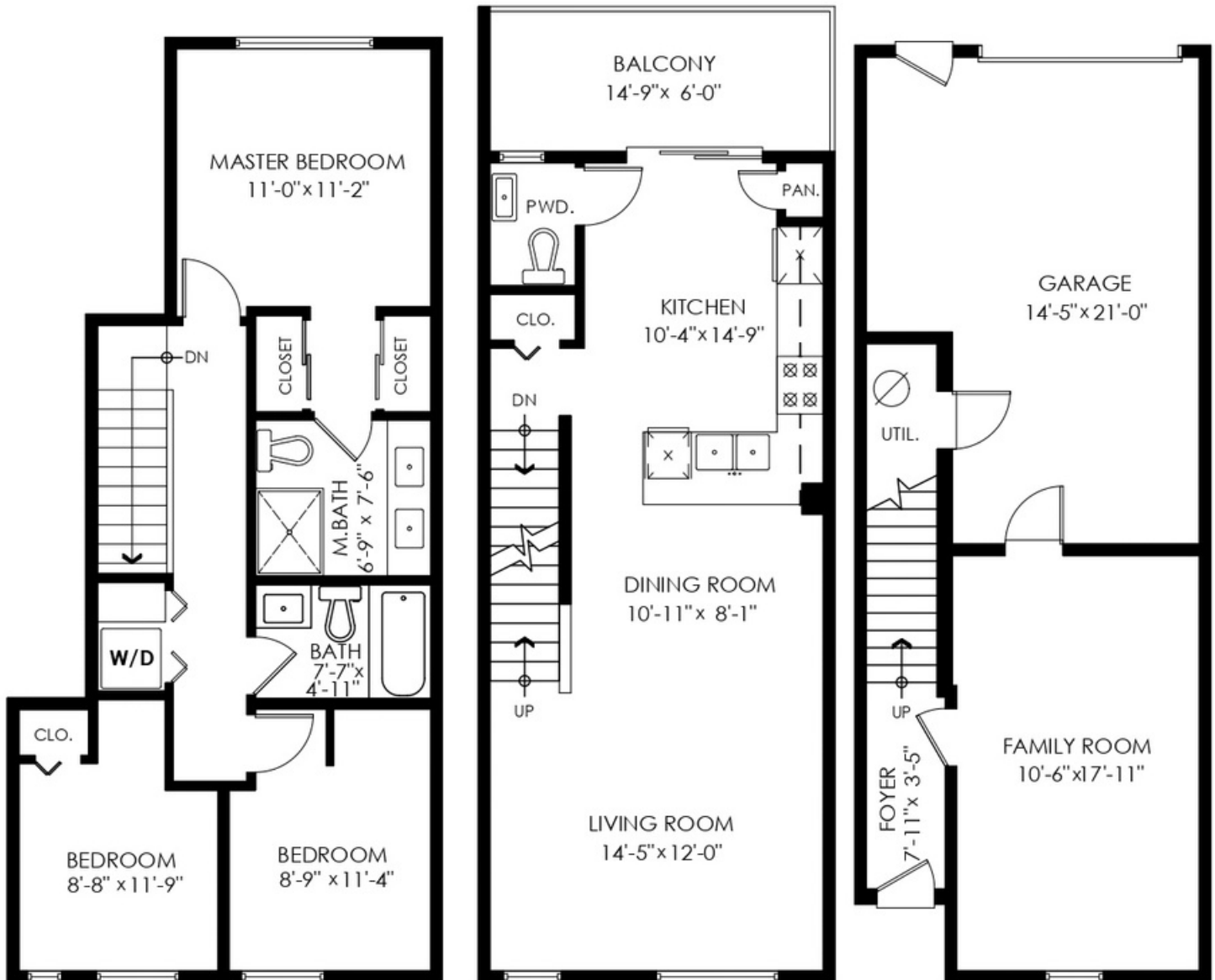






Main Floor: 555 sq.ft.
Upper Floor: 631 sq.ft.
Lower Floor: 318 sq.ft.
Total: 1,504 sq.ft.

Garage: 294 sq.ft.
Balcony: 93 sq.ft.
Total Extras: 387 sq.ft.



Upper Floor Plan

Floor Area: 631 sq.ft.
Ceiling Height: 8'

Main Floor Plan

Floor Area: 555 sq.ft.
Ceiling Height: 9'

Lower Floor Plan

Floor Area: 318 sq.ft.
Ceiling Height: 8'-1"



Presented by:

Donavon Ash

RE/MAX Treeland Realty

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www.elevationrealestate.cadonavon@elevationrealestate.ca**Active****R2552826**

Board: F

Townhouse

34 20451 84 AVENUE

Langley

Willoughby Heights

V2Y 0X5

Residential Attached

\$599,900 (LP)(SP) **M**

Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Rancho Management**Mgmt. Co's Phone: **604-684-4508**

View:

Complex / Subdiv: **WALDEN**Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$178.43**Original Price: **\$599,900**Approx. Year Built: **2018**Age: **3**Zoning: **CD-77**Gross Taxes: **\$3,310.72**For Tax Year: **2020**

Tax Inc. Utilities?:

P.I.D.: **030-510-643**Tour: [Virtual Tour URL](#)

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1**
 Parking: **Grge/Double Tandem**

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Parking Access:
 Locker:
 Dist. to School Bus:
 Total Units in Strata: **45**

Maint Fee Inc: **Gardening, Management, Water**

Legal: **STRATA LOT 27 PLAN EPS4809 SECTION 26 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: **Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'			x			x
Main	Dining Room	10'11 x 8'1			x			x
Main	Kitchen	10'4 x 14'9			x			x
Above	Master Bedroom	11' x 11'2			x			x
Above	Bedroom	8'8 x 11'9			x			x
Above	Bedroom	8'9 x 11'4			x			x
Bsmt	Family Room	10'6 x 17'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	555	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	631	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	318	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total):	1,504 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Grand Total:	1,504 sq. ft.	Basement: Partly Finished			6			No	
					7			No	
					8			No	

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

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