

# 79-20560 66 AVENUE

2 BEDROOM | 2 BATHROOM  
LIVING AREA: 1,151 SQFT



604-533-3491  
info@elevationrealestate.ca  
elevationrealestate.ca

JOEL SCHACTER  
TYLER SCHACTER \*PREC  
**elevation**  
RE/MAX TREELAND REALTY

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



# WELCOME TO AMBERLEIGH!

Welcome to the highly sought after community at Amberleigh II. This 2 bedroom + 2 bathroom townhouse highlights a balcony with southeast views of Mt Baker! Main floor boasts an open-concept area with a kitchen breakfast bar and dining nook, leaving plenty of room for living space. Upstairs features a massive master bedroom with a double vanity ensuite plus another large bedroom! Double tandem garage with a full driveway; room for an extra vehicle. Incredible amenities include a clubhouse, workout center, and a outdoor swimming pool for a low monthly strata fee! Centrally located and minutes away to major grocery stores and coffee shops. Quick possession possible!

## WALK SCORE



### Somewhat Walkable

Some errands can be accomplished on foot.



### Some Transit

A few nearby public transportation options.



### Bikeable

Some bike infrastructure.

## COMMUTE

(TO DOWNTOWN TOWNSHIP LANGLEY)



4 min



12 min



8 min



26 min

## SCHOOL CATCHMENT

### R.C. Garnett Elementary

7096 201 Street,  
Langley, BC V2Y 3G7  
(604) 532-7814

### Peter Ewart Middle School

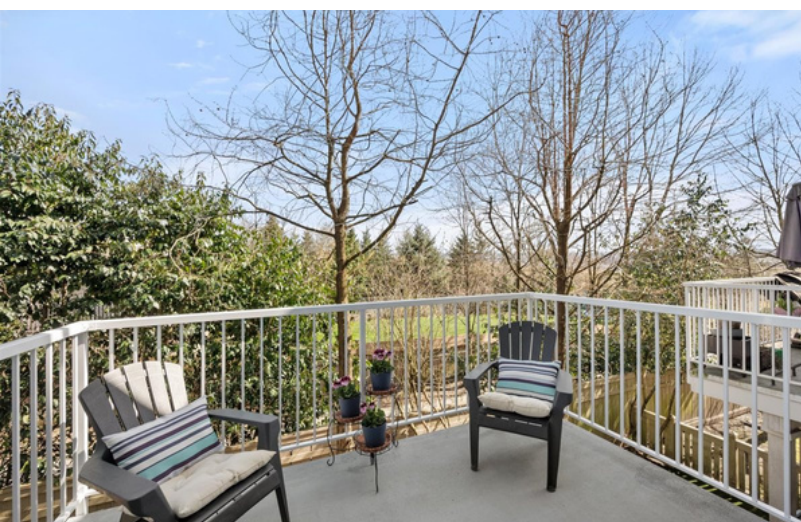
7755 202A Street  
Langley, BC V2Y 1W4  
(778) 726-4815

### R.E Mountain Secondary

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

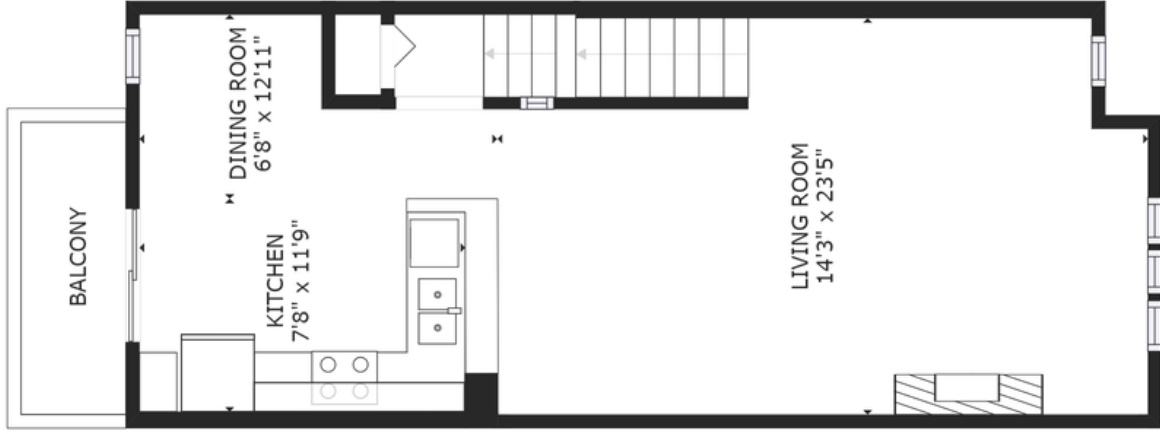




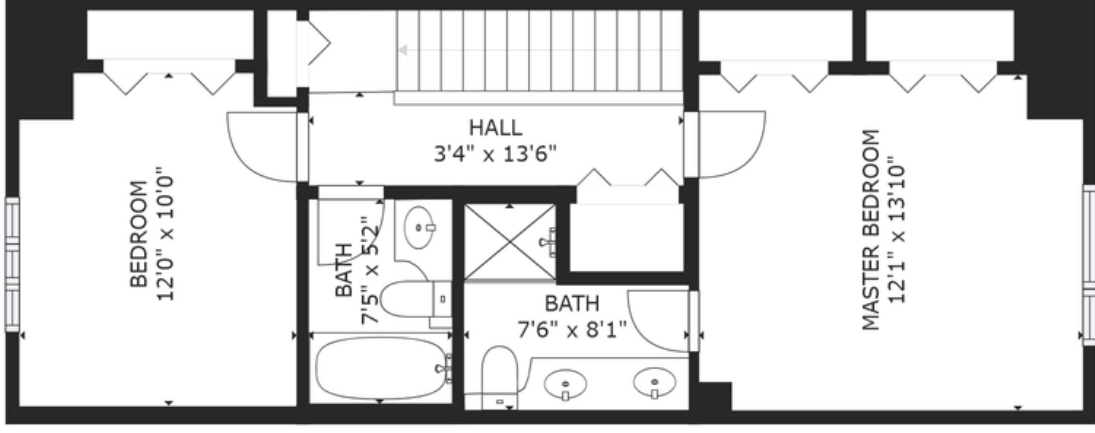




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 60 sq. ft, FLOOR 2: 514 sq. ft  
 FLOOR 3: 550 sq. ft  
 TOTAL: 1125 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# AMBERLEIGH - 79-20560 66 AVENUE

## STRATA PROPERTY FAQ

### **STRATA COMPANY:**

- Hugh & McKinnon Realty Ltd.

### **MONTHLY STRATA FEE:**

- \$313.72

### **RESTRICTIONS**

- Rentals: No short-term rentals, boarding house, home stay, or student housing (except authorized by Strata Council)
- Pets
  - 2 caged birds;
  - 2 dogs; or
  - 2 cats

### **INCLUDED IN MAINTENANCE FEE:**

- Caretaker
- Gardening
- Management
- Recreation Facility
- Snow Removal

### **CURRENT CONTINGENCY**

- \$422,022.31 (February 2021)

\*All information is approximate. Buyers to verify if important.





Presented by:  
**Tyler Schacter - PREC**

RE/MAX Treeland Realty  
Phone: 604-533-3491  
<http://www.elevationrealestate.ca/>  
[tyler@elevationrealestate.ca](mailto:tyler@elevationrealestate.ca)

elevation

**Active**  
**R2559482**  
Board: F  
Townhouse

**79 20560 66 AVENUE**

Langley  
Willoughby Heights  
V2Y 2Y8

Residential Attached

**\$579,900 (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: **Hugh & McKinnon Realty Ltd.**  
Mgmt. Co's Phone: **604-541-5210**  
View: **Yes: Mt. Baker**  
Complex / Subdiv: **Amberleigh**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$313.72**

Original Price: **\$579,900**  
Approx. Year Built: **2004**  
Age: **17**  
Zoning: **CD-32**  
Gross Taxes: **\$3,160.15**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **025-792-521**  
Tour: [Virtual Tour URL](#)

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

Reno. Year:  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Grge/Double Tandem, Open**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Recreation Facility**  
Legal: **STRATA LOT 79 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS382 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 14'2			x			x
Main	Dining Room	10'10 x 9'8			x			x
Main	Kitchen	14'2 x 12'2			x			x
Above	Master Bedroom	11'10 x 13'10			x			x
Above	Bedroom	10' x 11'			x			x
Above	Laundry	4'2 x 2'10			x			x
Below	Foyer	10'3 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>538</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>560</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>53</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,151 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>1,151 sq. ft.</b>	Basement: <b>None</b>			6			<b>No</b>	
					7			<b>No</b>	
					8			<b>No</b>	

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

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