



Presented by:
Doc Livingston PREC*

eXp Realty
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Active
R3061410
Board: F
Apartment/Condo

A417 20727 WILLOUGHBY TOWN CENTRE DRIVE

Langley
Willoughby Heights
V2Y 3N1

Residential Attached

\$459,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$499,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 1	Age: 4
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,587.47
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-476-805	Tax Inc. Utilities?: No
View: Yes :STREET SCAPE		Tour:
Complex / Subdiv: THE RESIDENCES		
First Nation		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Metal, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **IMMEDIATE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 75 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7877 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): **568**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **568 sq. ft.**
Unfinished Floor: **0**
Grand Total: **568 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 5**

Units in Development: **113**
Exposure: **South**
Mgmt. Co's Name: **REMI REAL ESTATE MGMT**
Maint Fee: **\$156.79**
Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata:
Storeys in Building: **4** Locker:
Mgmt. Co's #: **604-530-9944**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **# of Pets: 2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'0 x 4'10			x	1	Main	4	Yes
Main	Kitchen	11'9 x 7'7			x	2			
Main	Living Room	14'8 x 8'7			x	3			
Main	Primary Bedroom	11'7 x 8'6			x	4			
Main	Laundry	5'0 x 4'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! What a great neighbourhood in Willoughby Heights. So convenient for local shopping, restaurants, coffee shops, gym, -everything at your doorstep. Nice open floor plan equipped with modern two tone cabinets and big center island in the kitchen, laundry with some space for storage, primary bedroom with cheater door to the full bath. Features include bath with a deep tub and tile floors, living room with door to full length 18' deck overlooking the trendy street scape below with a sunny southern exposure, kitchen with ample cupboards and onyx style counters, laminates throughout the living area but carpets in the bedroom. The unit shows well.



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Active
R3061790
Board: F
Apartment/Condo

306 20614 80 AVENUE

Langley
Willoughby Heights
V2Y 3W7

Residential Attached

\$514,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$534,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,361.12
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-201-672	Tax Inc. Utilities?:
View: Yes : North Shore mountains		Tour:
Complex / Subdiv: Ellery		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete, Frame - Wood**
Exterior: **Concrete, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Balcony(s), Rooftop Deck**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 blk** Dist. to School Bus: **1 blk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 21, PLAN EPS10332, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Storage**

Site Influences:
Features:

Finished Floor (Main): 825	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Peninsula Strata Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$538.19	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management, Snow removal		
Finished Floor (Total): 825 sq. ft.			
Unfinished Floor: 0			
Grand Total: 825 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 10 units		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'6			x	1	Main	3	Yes
Main	Kitchen	11'9 x 10'0			x	2	Main	4	No
Main	Primary Bedroom	11'6 x 10'6			x	3			
Main	Bedroom	10'6 x 9'0			x	4			
Main	Laundry	3'0 x 3'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Macdonald Realty**

The Ellery. Bright 2-bedroom, 2-bathroom, 3rd-floor unit in Langley's desirable Willoughby neighborhood. Vaulted ceilings and a custom-designed floor plan create a efficient and spacious environment. The kitchen boasts quartz countertops to entertain friends & family, designer tiles & backsplash, a gas range & wide plank flooring. Underground secured parking, storage and bike locker. Enjoy incredible views with communal gardens, picnic benches, lounge chairs, a children's play area and a rooftop patio. It is situated in a central location, offering easy access to all amenities & walking distance to shopping, restaurants, cafes, and more. Heat pump for year-round comfort. Pets and rentals are allowed. Parking #6 P2 and two Lockers #6 & #15.



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Active
R3032639
Board: F
Apartment/Condo

330 22020 49 AVENUE

Langley
Murrayville
V3A 3R9

Residential Attached

\$569,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$598,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,128.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-054-836	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Murray Green		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **STRATA LOT 122 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2907 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,013			Units in Development: 59			Tot Units in Strata: 130			Locker: Yes		
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Associa BC			Mgmt. Co's #: 604-591-6060					
Finished Floor (Below): 0			Maint Fee: \$493.76			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gas, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,013 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,013 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite: None			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed: 100%								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 7											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	11'7 x 13'0			x	1	Main	3	Yes		
Main	Dining Room	10'5 x 10'5			x	2	Main	4	No		
Main	Kitchen	11'5 x 11'7			x	3			No		
Main	Primary Bedroom	11'3 x 11'1			x	4			No		
Main	Walk-In Closet	7'4 x 4'7			x	5			No		
Main	Bedroom	10'8 x 8'6			x	6			No		
Main	Foyer	4'7 x 4'4			x	7			No		
		x			x	8			No		

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

RE/MAX Treeland Realty

Welcome to MURRAY GREEN! This bright 2 BED, 2 BATH north-facing home features a LARGE, FULLY COVERED BALCONY—perfect for year-round enjoyment. Includes 2 PARKING STALLS and a STORAGE LOCKER. Stylish 2022 UPDATES include fresh PAINT, new INTERIOR DOORS, updated LIGHTING, a custom FIREPLACE WALL, and ALL NEW KITCHEN APPLIANCES. Recent BUILDING UPGRADES: NEW PLUMBING, NEW ROOF, and PARKADE MEMBRANE. Enjoy top-notch AMENITIES: FITNESS CENTRE, GUEST SUITE, COMMUNITY GARDEN, CAR WASH STALL, and HOT TUB. PRIME LOCATION just a short walk to IGA, SHOPPERS, WC BLAIR REC CENTRE, PARKS, TRANSIT and SCHOOLS.



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Active
R3020082

Board: F
Apartment/Condo

365 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$575,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$668,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,844.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-275-656	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: WILLOW CREEK ESTATES		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Inside Unit**
Construction: **Concrete**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK.**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 190, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Playground**

Site Influences:
Features:

Finished Floor (Main): **1,238**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,238 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,238 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **11**

Units in Development: **162**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$685.00**
Maint Fee Includes: **Caretaker, Gardening, Management**

Tot Units in Strata: **162** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5' x 8'	Main	Other	8'4 x 5'9	1	Main	4	Yes
Main	Living Room	19' x 13'4	Main	Bedroom	9'8 x 12'	2	Main	4	No
Main	Other	8' x 9'7	Main	Bedroom	10'6 x 13'8	3	Main	4	No
Main	Kitchen	11'6 x 13'			x	4			
Main	Laundry	4' x 4'			x	5			
Main	Other	10'3 x 6'2			x	6			
Main	Primary Bedroom	15' x 13'9			x	7			
Main	Walk-In Closet	4'8 x 5'10			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Willow Creek Estates is a 4-storey strata-titled apartment complex in Aldergrove, Langley, close to Fraser Highway, shops, and parks. The development features secured underground parking, visitor parking, a playground, and landscaped grounds. This rare 3-bedroom, 3-bathroom unit stands out in the complex, as most units offer fewer bedrooms and bathrooms. The home includes two balconies, quality interior finishes, and is in good overall condition. The building is managed by Dwell Property Management Ltd. Pet and rental policies should be confirmed directly with management or strata. Tks Luke



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Active
R3054468
Board: F
Townhouse

77 19913 70 AVENUE
Langley
Willoughby Heights
V2Y 0S9

Residential Attached
\$779,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$798,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 3	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD-83
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,930.47
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-067-006	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: BROOKS		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 80 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences:
Features:

Finished Floor (Main): **694**
Finished Floor (Above): **697**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **128**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,519 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,519 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 9**

Units in Development:
Exposure:
Mgmt. Co's Name: **Tribe Management**
Maint Fee: **\$355.00**
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility**

Tot Units in Strata: **101** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	10'2 x 4'3	Above	Bedroom	10'6 x 8'10	1	Main	2	No
		x	Above	Bedroom	10'9 x 8'9	2	Above	5	Yes
Main	Dining Room	10'8 x 12'2	Above	Laundry	3'1 x 5'5	3	Above	4	No
Main	Kitchen	12'9 x 16'1			x	4			No
Main	Living Room	14'2 x 12'9			x	5			No
		x			x	6			No
Above	Primary Bedroom	13'5 x 12'3			x	7			No
Above	Walk-In Closet	4'1 x 8'3			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

Completely renovated this stunning end-unit home offers modern comfort and convenience. The main floor offers a gourmet kitchen with pantry and gas range, along with a spacious balcony, powder room, and open living/dining areas. Upstairs, the primary suite boasts a walk-in closet, double vanity ensuite with separate tub/shower, plus two additional bedrooms, full bath, and laundry. Enjoy radiant heating, hot water on demand, and a private yard backing onto Routley Park with trails, playgrounds, sports courts, and a community garden. Complex features a clubhouse and playground.



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Active
R3056410

Board: F
Townhouse

5 20451 84 AVENUE

Langley
Willoughby Heights
V2Y 0X5

Residential Attached

\$848,800 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$848,800
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 3	Age: 7
Frontage(metres):	Full Baths: 2	Zoning: CD-77
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,876.87
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-461-987	Tax Inc. Utilities?: No
View: Yes : Partial Mountain View		Tour: Virtual Tour URL
Complex / Subdiv: Walden		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**
Parking: **Carport & Garage, Visitor Parking**
Dist. to Public Transit: **900 Metres** Dist. to School Bus: **900 Metres**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 5, PLAN EPS4809, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **626**
Finished Floor (Above): **625**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **180**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,431 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,431 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **15**

Units in Development: **136**
Exposure: **South**
Mgmt. Co's Name: **Homelife Advantage Realty Ltd.**
Maint Fee: **\$280.00**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata: **136** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-859-3141**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Flex Room	12'7" x 8'5"	Main	Family Room	11' x 10'5"	1	Main	2	No
Below	Foyer	6' x 6'	Above	Primary Bedroom	10'10" x 10'6"	2	Above	4	No
Below	Walk-In Closet	6' x 4'	Above	Other	8'5" x 8'	3	Above	4	Yes
Main	Pantry	6'3" x 4'3"	Above	Walk-In Closet	8'6" x 5'	4			
Main	Other	6'5" x 5'3"	Above	Bedroom	11' x 8'5"	5			
Main	Living Room	12'6" x 11'4"	Above	Bedroom	11' x 8'	6			
Main	Dining Room	12'5" x 7'	Above	Other	11' x 8'2"	7			
Main	Kitchen	11'5" x 8'7"			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

The Walden! Bright and spacious 3 Bedroom+ Flex room / 2.5 bathrooms townhome by Woodbridge, built in 2018. Features include quartz countertops, a gas range, stainless steel appliances, a rare walk-in pantry, and open-concept living. Durable Hardie/vinyl siding, electric heat, balcony, and 4+ parking (double garage + driveway + street). Family-friendly complex, walking distance to schools, transit, and shops with easy freeway access. Pets and rentals allowed (with restrictions). Sold as-is, where-is. Court approval required. Tks Luke



Presented by:
Doc Livingston PREC*

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Active
R3059642

Board: F
Townhouse

14 19670 55A AVENUE

Langley
Langley City
V3A 0M1

Residential Attached

\$875,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$875,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 5
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,567.82
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-958-148	Tax Inc. Utilities?:
View: Yes : Panoramic from Rooftop Deck		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport & Garage, Garage, Single**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 16, PLAN EPS6173, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Finished Floor (Main): **731**
Finished Floor (Above): **798**
Finished Floor (AbvMain2): **94**
Finished Floor (Below): **295**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,918 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,918 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **19**
Exposure: **North**
Mgmt. Co's Name: **Remi Real Estate Management**
Maint Fee: **\$551.04**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **19** Locker: **No**
Storeys in Building: **4**
Mgmt. Co's #: **604-530-9944**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Below	Bedroom	10'9" x 10'
Below	Foyer	9'8" x 3'10"
Main	Living Room	15'1" x 14'3"
Main	Dining Room	11'5" x 9'
Main	Eating Area	8'6" x 11'2"
Main	Kitchen	10'5" x 11'1"
Above	Primary Bedroom	12'9" x 15'9"
Above	Bedroom	9'6" x 11'7"

Floor	Type	Dimensions
Above	Bedroom	9'1" x 10'1"
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	3	No
2	Main	2	No
3	Above	4	No
4	Above	3	Yes
5			
6			
7			
8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

Lare CORNER UNIT townhouse is the heart of Langley City. The expansive living space comprises of 4 bedrooms & 4 bathrooms in addition to the large Rooftop Terrace with beautiful unobstructed views of Mount Baker & the Golden Ears. This home features a large garage with workshop space and plenty of storage, a full-sized deck with sliding doors, a huge kitchen with big Island and stainless steel appliances, Dining room, bright & spacious living room to enjoy evenings with family. This friendly neighborhood is close to schools, Willoughby Town Centre, Children's Park, Dog park and Brydon Lagoon.



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Active
R3009407

Board: F
Townhouse

15 9584 216 STREET

Langley
Walnut Grove
V1M 0C5

Residential Attached

\$899,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2012
Frontage(feet): 0.00	Bathrooms: 4	Age: 13
Frontage(metres):	Full Baths: 3	Zoning: CD 34
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,859.84
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 028-744-462	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Belmont		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Fibreglass**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed, Carpet**

Legal: **PL BCS4312 LT 15 LD 36 SEC 31 TWP 11**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **960**
Finished Floor (Above): **870**
Finished Floor (AbvMain2): **540**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,370 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,370 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **15** Tot Units in Strata: **15** Locker: **No**
Exposure: **North** Storeys in Building:
Mgmt. Co's Name: **OBSIDIAN PROPERTY MANAGEMENT** Mgmt. Co's #: **604-757-3151**
Maint Fee: **\$441.60** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 12'6"	Above	Bedroom	10'3' x 9'	1	Main	2	Yes
Main	Kitchen	12' x 8'	Above	Laundry	6' x 5'	2	Above	3	Yes
Main	Eating Area	10' x 7'	Below	Media Room	14'4' x 14'3"	3	Above	3	No
Main	Dining Room	13' x 9'3"	Below	Bedroom	11'11' x 9'9"	4	Below	3	No
Main	Den	14' x 9'2"			x	5			No
Above	Primary Bedroom	15'8' x 11'5"			x	6			No
Above	Walk-In Closet	11'3' x 5'6"			x	7			No
Above	Bedroom	13' x 10'7"			x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Belmont – Walnut Grove's premier townhome community! This a rare corner unit that perfectly blends sophistication, comfort, & functionality. Featuring 4 spacious bedrooms (3 upstairs & 1 lower level), bathrooms on every floor, a main floor office, and a flex room downstairs—this layout is ideal for growing families, remote workers, or multi-generational living. Enjoy upgraded, high-end appliances, designer finishes, and thoughtful touches throughout. The home also includes central air conditioning and forced air heating to keep you comfortable year-round. Double s by s garage+2 extra parking spots -a true luxury in townhome living! With its modern updates, versatile floorplan, and unbeatable curb appeal, this is arguably the finest TH in the area. Call today to book your Viewing



Presented by:
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Active
R3070931

Board: F
Townhouse

6 22334 48 AVENUE

Langley
Murrayville
V3A 3N5

Residential Attached

\$915,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$915,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 4	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,177.81
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-391-419	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Grge/Double Tandem**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 7, PLAN EPS7340, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:

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

Finished Floor (Main): **949**
Finished Floor (Above): **972**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **430**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,351 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,351 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **NAI Goddard & Smith**
Maint Fee: **\$0.00**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **26** Locker:
Storeys in Building:
Mgmt. Co's #: **604-534-7974**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	9'0 x 9'9	Above	Bedroom	15'3 x 10'9	1	Below	4	No
Below	Bedroom	12'3 x 10'0	Above	Bedroom	13'11 x 11'4	2	Main	2	No
Below	Storage	4'9 x 5'0			x	3	Above	4	Yes
Main	Kitchen	15'5 x 12'5			x	4	Above	4	No
Main	Dining Room	10'3 x 17'8			x	5			
Main	Living Room	25'4 x 12'2			x	6			
Main	Storage	5'0 x 5'5			x	7			
Above	Primary Bedroom	14'5 x 12'10			x	8			

Listing Broker(s): **Nationwide Realty Corp.**

!!Court Order!! Over 2300sqft Bright Spacious Corner unit Townhome with 4bed/4bath located in the heart of Murrayville, Langley. Chef Inspired Kitchen includes quartz countertops w/ eating bar, tile backsplash & wide plank laminate floors, 3 beds up plus 4th bed & full bath in basement, Spacious Master Bedroom includes a walk-in closet & modern ensuite with frameless rainfall shower. Bonus of 22x8 private Balcony, w/ privacy panels and BBQ gas hookup, tons of storage and attached double garage. Walking distance to school, groceries stores, restaurants, a rec centre, skate park, library & much more.



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Active
R3032894

Board: F
Townhouse

18 19938 70 AVENUE

Langley
Willoughby Heights
V2Y 0R1

Residential Attached

\$970,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$970,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 8
Frontage(metres):	Full Baths: 3	Zoning: CD-40
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,383.62
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 030-123-011	Tax Inc. Utilities?: No
View: Yes : mountain		Tour:
Complex / Subdiv: Crest		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Other**
Exterior: **Fibre Cement Board, Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT B, PLAN EPS4232, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **968**
Finished Floor (Above): **986**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **598**
Finished Floor (Total): **2,552 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,552 sq. ft.**

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Units in Development:
Exposure:
Mgmt. Co's Name: **Ascent Management**
Maint Fee: **\$399.32**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #: **604-431-1800**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'2 x 18'	Below	Bedroom	9'8 x 12'10	1	Main	2	No
Main	Family Room	14'2 x 16'6	Below	Flex Room	13'4 x 16'6	2	Above	3	No
Main	Living Room	11'5 x 18'6				3	Above	3	Yes
Main	Dining Room	7'9 x 18'3				4	Below	3	No
		x				5			
Above	Primary Bedroom	12'8 x 15'6				6			
Above	Bedroom	12'8 x 10'9				7			
Above	Bedroom	10'4 x 11'2				8			

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

Court order sale, 4 bedroom T-Home, 3.5 baths, double garage, Laminate and tile flooring, nine foot ceilings on main floor, spacious plan, high efficiency furnace and gas stove. Located in a great area, allow time for showings.



Presented by:
Doc Livingston PREC*

eXp Realty
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doc@homehuntersbc.com



Active
R3041405

Board: F
Townhouse

18 8450 204 STREET

Langley
Willoughby Heights
V2Y 3M7

Residential Attached

\$1,030,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **4**
Frontage(feet): Bathrooms: **4**
Frontage(metres): Full Baths: **3**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-302-947**
View: **:Greenbelt**
Complex / Subdiv: **Homestead**
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,050,000**
Approx. Year Built: **2021**
Age: **4**
Zoning: **CD-77**
Gross Taxes: **\$5,095.13**
For Tax Year: **2024**
Tax Inc. Utilities?:
Tour:

Style of Home: **3 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **STRATA LOT 22, PLAN EPS7318, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): **765**
Finished Floor (Above): **744**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **283**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,792 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,792 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **10**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$383.79**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Kitchen	12'0 x 12'5
Main	Living Room	12'0 x 13'5
Main	Nook	11'3 x 10'8
Above	Primary Bedroom	11'5 x 12'0
Above	Bedroom	10'3 x 9'5
Above	Bedroom	11'2 x 10'3
Below	Bedroom	9'3 x 9'2
Main	Patio	14'10 x 7'3

Floor	Type	Dimensions
Main	Dining Room	13'3 x 7'5
Above	Walk-In Closet	10'11 x 5'3
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	3	No
4	Below	3	No
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Vanhaus Gruppe Realty Inc.

Welcome to HOMESTEAD—this 2021-built 3-storey townhome offers 1,792 SF of elegant living with 4 beds/4 baths, and a side-by-side double car garage. Corner unit! Enjoy luxury finishings including intricately designed feature walls with crown-style detailing, vaulted ceilings in the primary bedroom, and spa-inspired bathrooms. The open-concept main floor features KitchenAid S/S appliances and A/C for year-round comfort. Step out to a spacious, fully fenced backyard backing onto a tranquil greenbelt—perfect for privacy and entertaining. Bedroom with full bath on below level is ideal for guests or office. A rare blend of style, space, and serenity! Walking dist. to parks, trails, schools, transit, & mins to Hwy 1. Low strata fees and pet-friendly. Openhouse Sat Nov. 22, 2-4 pm