



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.commatt@kinfolkrealty.com**Active**
R2494942Board: F
Apartment/Condo**309 20110 MICHAUD CRESCENT**Langley
Langley City
V3A 4B1

Residential Attached

\$329,900 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$334,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.): 0.00	Bedrooms: 1	Age: 25
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM2
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,914.42
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$282.47	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-078-847
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: Regency Terrace		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm		
Sewer Type: City/Municipal		

Style of Home: Inside Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Stucco, Vinyl			Locker: Y
Foundation: Concrete Perimeter			Dist. to School Bus:
Rain Screen:			Total Units in Strata:
Renovations:	Reno. Year:		
Water Supply: City/Municipal	R.I. Plumbing:		
Fireplace Fuel: Gas - Natural	Metered Water:		
Fuel/Heating: Baseboard, Electric	R.I. Fireplaces:		
Outdoor Area: Balcony(s)	# of Fireplaces: 1		
Type of Roof: Asphalt, Torch-On			
	Property Disc.: No		
	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish: Mixed, Vinyl/Linoleum		

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
 Legal: **PL LMS1967 LT 30 DL 305 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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	11'5 x 10'3			x			x
Main	Kitchen	12'9 x 9'10			x			x
Main	Dining Room	8'8 x 11'9			x			x
Main	Master Bedroom	9'10 x 16'8			x			x
Main	Walk-In Closet	5'2 x 3'9			x			x
Main	Den	8'11 x 10'1			x			x
Main	Foyer	6'1 x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 805	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 805 sq. ft.	# or % of Rentals Allowed: #6			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 805 sq. ft.	Basement: None			7			No	
				8			No	

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

Clean and well looked after 1 Bedroom and Den with 800 sq ft of functional living space. North-East facing, location on the quiet side of the building. Located across from Linwood park and close to shopping, transit and community gardens. Comes with 1 parking & 1 storage locker. Building offers amenity room & exercise facility. Easy to show! Rentals allowed but currently at max, 1 dog or 1 cat allowed (up to 14 inches at the shoulder)



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KINFOLK

REAL ESTATE GROUP

Active
R2462191Board: F
Townhouse**128 20875 80 AVENUE**Langley
Willoughby Heights
V2Y 0B2

Residential Attached

\$485,000 (LP)

(SP)

Sold Date:	Frontage (feet):	Original Price: \$525,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 3	Age: 13
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: CD-52
Flood Plain:	Full Baths: 3	Gross Taxes: \$3,262.38
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$288.02	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 027-377-377
Mgmt. Co's Name: AWM Alliance Real Estate Group		Tour:
Mgmt. Co's Phone: 604-685-3227		
View: No		
Complex / Subdiv: PEPPERWOOD		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed, Vinyl			Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: On transit		Dist. to School Bus: 1 blk
Rain Screen:	Units in Development: 157		Total Units in Strata: 157
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Electric	Fixtures Leased: :		
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: :		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish: Laminate, Wall/Wall/Mixed		
Type of Roof: Asphalt			

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

Legal: **STRATA LOT 128, PLAN BCS2219, SECTION 25, 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: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor**

Site Influences: **Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'			x			x
Main	Dining Room	11' x 12'			x			x
Main	Kitchen	12'6 x 11'			x			x
Above	Master Bedroom	12' x 14'			x			x
Above	Bedroom	12' x 11'			x			x
Below	Bedroom	9' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 598	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 620	Crawl/Bsmt. Height:			1	Below	3	No	Barn:
Finished Floor (Below): 263	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,481 sq. ft.	# or % of Rentals Allowed: 15			4				Garage Sz: 262
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,481 sq. ft.				7				
				8				

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

Pepperwood by Polygon! This spacious 3 bedroom townhouse is close to school, transit and shopping. The open concept main floor is great for entertaining, with a balcony off the kitchen for BBQing, you'll love having company. The complex also boasts the Arbor Club for hosting larger gathering, an outdoor pool, gym & billiards room. OFFERS MUST BE RECEIVED BY OCT. 30TH, NOON!