



Presented by:
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Langley, Willoughby Heights **MLS# F1442190** Residential Attached
206 20033 70TH AV, V2Y 3A2 **Active**



List Price:	\$269,900	Previous Price:	
		Original Price:	\$269,900
Subdiv/Complex: Denim			
Frontage:		Approx Yr Bld:	2005
Depth/Size:		PID:	026-094-304
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	10
Stories in Bldg:		Zoning:	CD38B
Flood Plain:	No	Bedrooms:	3
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$2,292 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	3 Storey, Inside Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	close	Dist to School/Bus:	close
Renovations:		Units in Development:	208	Total Units in Strata:	89
Flooring:	Laminate, Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard				
Mngmt Co:	Hugh & McKinnon	Property Disclosure:	N - court ordered sale		
Mngmt Ph:	604-531-1909	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$231.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL BCS908 LT 87 LD 36 SEC 14 TWP 8 PART NW 1/4,
 Amenities: Club House, In Suite Laundry
 Features Incl:

Site Influences: Central Location, Golf Course Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'4 X 11'2						
Main F.	Dining	10'10 X 10'6						
Main F.	Kitchen	13'10 X 10'6						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	11'5 X 10'7						
Below	Bedroom	11'7 X 11'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	490	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	548	Basement Area:	Partly Finished	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	198			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,236	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,236			8	

Listing Broker(s): (1) RE/MAX Crest Realty

10 year old 3 bedroom unit at Denim II. Large open living and dining area. 2 bedrooms and 1 bedroom in the basement with a 3 piece bathroom and it's own entrance to the backyard. Minutes to Elementary School and Secondary High School as well. Easy access to Costco, Walmart, Willowbrook Mall, Colossus and more. Single car garage and a south facing fully fenced yard. Pets and rentals allowed with restrictions.



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Langley, Murrayville **MLS# F1438726** Residential Attached
46 22225 50TH AV, V2Y 0G7 **Active**



List Price:	\$420,000	Previous Price:	
		Original Price:	\$420,000
Subdiv/Complex: MURRAY'S LANDING			
Frontage:	0.00	Approx Yr Blt:	2010
Depth/Size:		PID:	028-233-735
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	5
Stories in Bldg:		Zoning:	CD69
Flood Plain:		Bedrooms:	4
Meas. Type:	Feet	Bathrooms:	4
Fixtures Lsd:	N	Full Baths:	3
Fixt Removed:	N	Half Baths:	1
View:	N	Taxes:	\$3,133 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Hardi Plank, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	73
Flooring:	Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold NonStrata		
No. of Fireplaces:	2	Seller's Interest:	Registered Owner, Court Ordered Sale		
Fireplace Fuel:	Gas - Natural, Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	PREMIER STRATA	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-576-7725	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$182.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS3489 LT 46 LD 36 SEC 6 TWP 11 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: In Suite Laundry, Playground

Features Incl:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'10 X 11'2						
Main F.	Kitchen	18'3 X 10'						
Main F.	Dining	11'8 X 10'						
Main F.	Eating Area	9'3 X 8'2						
Main F.	Family Room	13' X 12'						
Above	Master Bedroom	14'8 X 13'3						
Above	Bedroom	11'6 X 10'8						
Above	Bedroom	11'2 X 10'10						
Below	Recreation Room	13'8 X 13'8						
Below	Bedroom	10'3 X 9'						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	791	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	849	Basement Area:	Full	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	378			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	2,018	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	2,018			8	

Listing Broker(s): (1) Royal LePage West R.E.S.

Lovely 'Murray's Landing'! 5 year young, 4 bedrooms, 4 bathroom townhouse offering over 2,000 sq.ft. Upstairs features 3 great sized bedrooms with the master boasting an ensuite & walk in closet. On the main, great open floor plan, laminate floors, 2 fireplaces, 2 balconies, huge windows, custom moldings and 9' ceilings. Kitchen features maple cabinets & granite counters. Rec room in the basement leads out to nice backyard. Bedroom/office down does not have closet. Double side by side garage. Walk to shops, library, hospital, Blair Rec Centre & coffee shops!