

Presented by: Rebecca Amiri

Ryal LePage Sussex

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026-094-304

Townhouse

No

No

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



Frame - Wood

Concrete Perimeter

Laminate, Mixed

Baseboard, Electric

Balcony(s), Fenced Yard

City/Municipal

Electric

List Price: \$269,900 Previous Price:

Original Price: \$269,900

Subdiv/Complex: Denim

0

Frontage:

Exposure:

Approx Yr Blt: 2005

Depth/Size: Lot SaFt:

Age at List Date: 10 Zoning:

CD38B Bedrooms: Taxes: \$2,292 (2014) 3 If New GST/HST Incl: Bathrooms: 2

PID.

Type:

Stories in Blda: Flood Plain: No Meas. Type: Feet Fixtures Lsd: N

Full Baths: 2 Tax Incl Utils: Half Baths: Apprvl Regd: 0

Fixt Removed: Ν View: Ν

Covered Parking: Style of Home: 3 Storey, Inside Unit Total Parking: 2

> Parking Access: Front

Parking Facilities: Garage; Single

Exterior: Vinyl Rain Screen:

R/I Plumbing:

Type of Roof: **Asphalt**

Construction:

Renovations:

Water Supply:

Fireplace Fuel:

Outdoor Area:

No. of Fireplaces:

Flooring:

Heat/Fuel:

Foundation:

Dist to Public Trans: close Dist to School/Bus: close Units in Development: 208 Total Units in Strata: 89 Reno Year:

Locker:

Possession:

Title to Land:

Freehold Strata Court Ordered Sale

R/I Fireplaces: Seller's Interest:

Mortgage Info:

Property Disclosure: N - court ordered sale

Hugh & Mckinnon Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

w/Restrictions Mngmt Ph: 604-531-1909 \$231.00 Maint Fee:

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

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 Туре **Dimensions** Floor Type **Dimensions** Floor Туре **Dimensions** Living Room 14'4 X 11'2 Main F.

Main F 10'10 X 10'6 Dinina Main F. Kitchen 13'10 X 10'6 Main F. Master Bedroom 12' X 11' Main F Bedroom 11'5 X 10'7 11'7 X 11' Below Bedroom

Floor Area (SqFt): Total # Rooms: Finished Floor Area Main: 490 Finished Levels: 1

4 Piece; Ensuite: N; Level: Above Finished Floor Area Up: 548 Basement Area: Partly Finished 3 Piece; Ensuite: N; Level: Below 198 Finished Floor Area Down:

Finished Floor Area Bsmt: 0 Bsmt Height: 4 Total Finished Floor Area: 1.236 Restricted Age: 5

Pets / Cats; Dogs: 6 Unfinished Floor Area # 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 PID. Frontage: 0.00 Approx Yr Blt: 2010 028-233-735 Depth/Size: Type: Townhouse Lot SqFt: Age at List Date: 5 Zoning: 0 CD69 Exposure: Bedrooms: Taxes: \$3,133 (2014) 4 Stories in Blda: Bathrooms: If New GST/HST Incl: 1 Flood Plain: Full Baths: 3 Tax Incl Utils: No Meas. Type: Feet Half Baths: Apprvl Regd: Fixtures Lsd: N Fixt Removed: Ν

Front

Style of Home: 2 Storey w/Bsmt. Total Parking: 2 Covered Parking: 2

Ν

Construction: Frame - Wood
Foundation: Concrete Perimeter

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: Reno Year: Units in Development: 73

Flooring: Wall/Wall/Mixed Locker: No

View:

Water Supply: City/Municipal Possession:

Heat/Fuel: Forced Air, Natural Gas Title to Land: Freehold NonStrata

No. of Fireplaces: 2 R/I Fireplaces: Seller's Interest: Registered Owner, Court Ordered Sale

Fireplace Fuel: Gas - Natural, Electric Mortgage Info:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)

Property Disclosure: N - COURT ORDERED SALE

Mngmt Co: PREMIER STRATA Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Mngmt Ph: 604-576-7725 Maint Fee: \$182.00 w/Restrictions

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 PROPERTYIN PROPORTION T

Parking Access:

Amenities: In Suite Laundry, Playground

Features Incl:

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

Living Room Kitchen	11'10 X	11'2					
Kitchen							
	18'3 X	10'					
Dining	11'8 X	10'					
Eating Area	9'3 X	8'2					
Family Room	13' X	12'					
Master Bedroom	14'8 X	13'3					
Bedroom	11'6 X	10'8					
Bedroom	11'2 X 1	10'10					
Recreation Room	13'8 X	13'8					
Bedroom	10'3 X	(9'					
(SqFt):		Total # Rooms:	10	<u>Ba</u>	throoms	<u>S</u>	
or Area Main:	791	Finished Levels:	3	1	2 Piece	e; Ensuite: N	l; Level: Main F.
or Area Up:	849	Basement Area:	Full	2	4 Piece	e; Ensuite: \	/; Level: Above
or Area Down:	378			3	4 Piece	e; Ensuite: N	√; Level: Above
r Area Bsmt:	0	Bsmt Height:		4	3 Piece	e; Ensuite: N	l; Level: Below
d Floor Area:	2,018	Restricted Age:		5			
		# Pets / Cats; D	ogs:	6			
	0	# or % Rentals:		7			
Floor Area:	2,018			8			
	Eating Area Family Room Master Bedroom Bedroom Recreation Room Bedroom (Sqft): or Area Main: or Area Down: or Area Bsmt: d Floor Area: Floor Area:	Eating Area 9'3 X Family Room 13' X Master Bedroom 14'8 X Bedroom 11'6 X Bedroom 11'2 X 1 Recreation Room 13'8 X Bedroom 10'3 X (SqFt): or Area Main: 791 or Area Up: 849 or Area Down: 378 or Area Bsmt: 0 d Floor Area: 2,018 Floor Area: 0 Floor Area: 0 Floor Area: 2,018	Eating Area 9'3 X 8'2 Family Room 13' X 12' Master Bedroom 14'8 X 13'3 Bedroom 11'6 X 10'8 Bedroom 11'2 X 10'10 Recreation Room 13'8 X 13'8 Bedroom 10'3 X 9' (SqFt): Total # Rooms: Finished Levels: Print Area Up: 849 Basement Area: Print Area Down: 378 Finished Levels: Print Area Bsmt: 0 Bsmt Height: Restricted Age: # Pets / Cats; Door Area: 0 # or % Rentals: Floor Area: 2,018	Eating Area 9'3 X 8'2 Family Room 13' X 12' Master Bedroom 14'8 X 13'3 Bedroom 11'6 X 10'8 Bedroom 11'2 X 10'10 Recreation Room 13'8 X 13'8 Bedroom 10'3 X 9' (SqFt): Total # Rooms: 10 or Area Main: 791 Finished Levels: 3 or Area Down: 378 or Area Bsmt: 0 Bsmt Height: 4 d Floor Area: 2,018 Restricted Age: # Pets / Cats; Dogs: oor Area: 0 # or % Rentals:	Eating Area 9'3 X 8'2 Family Room 13' X 12' Master Bedroom 14'8 X 13'3 Bedroom 11'6 X 10'8 Bedroom 11'2 X 10'10 Recreation Room 13'8 X 13'8 Bedroom 10'3 X 9' (SqFt): Total # Rooms: 10 Ba or Area Main: 791 Finished Levels: 3 1 or Area Up: 849 Basement Area: Full 2 or Area Down: 378 or Area Bsmt: 0 Bsmt Height: 4 d Floor Area: 2,018 Restricted Age: 5 Floor Area: 0 # or % Rentals: 7 Floor Area: 2,018	Eating Area 9'3 X 8'2 Family Room 13' X 12' Master Bedroom 14'8 X 13'3 Bedroom 11'6 X 10'8 Bedroom 11'2 X 10'10 Recreation Room 13'8 X 13'8 Bedroom 10'3 X 9' (SqFt): Total # Rooms: 10 Bathrooms or Area Main: 791 Finished Levels: 3 1 2 Piece or Area Up: 849 Basement Area: Full 2 4 Piece or Area Down: 378 3 4 Piece or Area Bsmt: 0 Bsmt Height: 4 3 Piece of Area Bsmt: 0 Restricted Age: 5 # Pets / Cats; Dogs: 6 oor Area: 0 # or % Rentals: 7 Floor Area: 2,018	Eating Area 9'3 X 8'2 Family Room 13' X 12' Master Bedroom 14'8 X 13'3 Bedroom 11'6 X 10'8 Bedroom 11'2 X 10'10 Recreation Room 13'8 X 13'8 Bedroom 10'3 X 9' (SqFt): Total # Rooms: 10 Bathrooms or Area Main: 791 Finished Levels: 3 1 2 Piece; Ensuite: Noor Area Down: 378 or Area Down: 378 or Area Bomt: 0 Bsmt Height: 4 3 Piece; Ensuite: Noor Area Som 1 Sensitive: Noor Area: 0 # Pets / Cats; Dogs: 6 oor Area: 0 # or % Rentals: 7 Floor Area: 2,018

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!