



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
 Stonehaus Realty Corp.  
 Phone: 604-723-2000  
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**Active**  
**R3100904**  
 Board: F  
 Apartment/Condo

**203 8915 202 STREET**

Langley  
 Walnut Grove  
 V1M 0B5

Residential Attached

**\$400,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:                                  | If new,GST/HST inc?:                | Original Price: <b>\$400,000</b> |
| Meas. Type:                                 | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2009</b>  |
| Frontage(feet):                             | Bathrooms: <b>1</b>                 | Age: <b>17</b>                   |
| Frontage(metres):                           | Full Baths: <b>1</b>                | Zoning: <b>CD-23</b>             |
| Depth / Size (ft.):                         | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,415.34</b>   |
| Sq. Footage: <b>0.00</b>                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>Exempt</b>                  | P.I.D.: <b>028-039-505</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Mountains</b>                |                                     | Tour:                            |
| Complex / Subdiv:                           |                                     |                                  |
| First Nation:                               |                                     |                                  |
| Services Connctd: <b>Electricity, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>           | Water Supply: <b>City/Municipal</b> |                                  |

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Other**  
 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:  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: **near** Dist. to School Bus: **near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **STRATA LOT 33, PLAN BCS3591, SECTION 35, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

|  |   |                                   |                    |
|--|---|-----------------------------------|--------------------|
| Finished Floor (Main): <b>580</b>          | Units in Development: <b>120</b>  | Tot Units in Strata: <b>120</b>   | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: <b>4</b>     |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>ASSOCIA</b>   | Mgmt. Co's #: <b>604-591-6060</b> |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$307.16</b>  | Council/Park Apprv?:              |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management</b> |                                   |                    |
| Finished Floor (Total): <b>580 sq. ft.</b> |   |                                   |                    |
| Unfinished Floor: <b>0</b>                 |   |                                   |                    |
| Grand Total: <b>580 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                                   |                    |
| Suite: <b>None</b>                         | Restricted Age:   | # of Pets:                        | Cats: Dogs:        |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                                   |                    |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                    |                                   |                    |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:   |                                   |                    |
| # of Levels: <b>1</b>                      |   |                                   |                    |
| # of Rooms: <b>4</b>                       |   |                                   |                    |

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

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

**Walnut Grove's prestigious "Hawthorne". Spacious one bedroom condo with secure underground parking & storage locker. Fantastic location, close to amenities, shopping, Carvolth Park & Ride, restaurants, transit, easy access to highway.**



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**Active**  
**R3073421**  
Board: F  
Apartment/Condo

**413 8880 202 STREET**

Langley  
Walnut Grove  
V1M 4E7

Residential Attached

**\$429,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$469,900</b> |
| Meas. Type: <b>Feet</b>  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2005</b>  |
| Frontage(feet): <b>0.00</b>  | Bathrooms: <b>1</b>                 | Age: <b>21</b>                   |
| Frontage(metres):  | Full Baths: <b>1</b>                | Zoning: <b>CD-25</b>             |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,437.12</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain: <b>No</b>   | P.I.D.: <b>026-328-275</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : Garden View</b>   |                                     | Tour:                            |
| Complex / Subdiv: <b>The Residences</b>  |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed**

Legal: **STRATA LOT 92, PLAN BCS1359, SECTION 35, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Independent living, Storage, Wheelchair Access, Concierge**

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

|  |  |                                   |                                   |
|--|--|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>741</b>          | Units in Development: <b>94</b>  | Tot Units in Strata: <b>94</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure:  | Storeys in Building: <b>4</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Associa BC</b>   | Mgmt. Co's #: <b>604-591-6060</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$414.38</b>   | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b> |                                   |                                   |
| Finished Floor (Total): <b>741 sq. ft.</b> |  |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |  |                                   |                                   |
| Grand Total: <b>741 sq. ft.</b>            | Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allowed</b>  |                                   |                                   |
| Suite: <b>None</b>                         | Restricted Age: <b>55+</b>   | # of Pets: <b>1</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:   |                                   |                                   |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>  |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:  |                                   |                                   |

| Floor | Type        | Dimensions    | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|---------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room | 15'5" x 11'7" |       |      | x          | 1    | Main  | 3           | Yes      |
| Main  | Dining Room | 11' x 11'     |       |      | x          | 2    |       |             | No       |
| Main  | Kitchen     | 8'7" x 7'     |       |      | x          | 3    |       |             | No       |
| Main  | Bedroom     | 11' x 10'     |       |      | x          | 4    |       |             | No       |
|       |             |               |       |      | x          | 5    |       |             | No       |
|       |             |               |       |      | x          | 6    |       |             | No       |
|       |             |               |       |      | x          | 7    |       |             | No       |
|       |             |               |       |      | x          | 8    |       |             | No       |

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

**Welcome to The Residences at Walnut Grove — a 55+ community in the heart of Walnut Grove. Shops, restaurants, medical offices, and pharmacies are right outside your door, plus concierge service and great amenities including a reading room, garden patio, gym, and activity rooms. This bright newly renovated 1-bedroom home offers an extra-large rooftop deck with no neighbours above, an open layout with full dining area, cheater ensuite, in-suite laundry, and an electric fireplace. Freshly cleaned and move-in ready. Pet-friendly (with restrictions) and includes 1 parking stall and a storage locker. Homes here rarely become available—don't miss this opportunity!**



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**Active**  
**R3078168**  
Board: F  
Apartment/Condo

**205 5377 201A STREET**

Langley  
Langley City  
V3A 1S7

Residential Attached

**\$494,999** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$525,000</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1992</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>34</b>                   |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>RM2</b>               |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$2,731.49</b>   |
| Sq. Footage: <b>0.00</b>   | P.I.D.: <b>017-588-111</b>          | For Tax Year: <b>2025</b>        |
| Flood Plain:   | View: <b>:</b>                      | Tax Inc. Utilities?: <b>No</b>   |
| Complex / Subdiv: <b>Red Maple Place</b>                                 | First Nation:                       | Tour:                            |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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

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

Reno. Year: **2018**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 13 OF DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATAPLAN LMS226 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, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Shopping Nearby**  
Features:

Finished Floor (Main): **1,248**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,248 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,248 sq. ft.**

Units in Development:  
Exposure: **West**  
Mgmt. Co's Name: **Houghton Realty Property Mngmt**  
Maint Fee: **\$552.48**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building:  
Mgmt. Co's #: **604-576-2141**  
Council/Park Apprv?:  
Bylaws Restrictions: **Pets Allowed w/Rest., Smoking Restrictions**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

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

Listing Broker(s): **RE/MAX 2000 Realty**

**Court ordered sale. Spacious 2 bedroom and 2 bathroom home offering nearly 1,300 sq.ft. with a bright and functional layout. The unit faces inward, providing a quiet setting with excellent natural light throughout. The home features some improvements, offering a solid foundation for a buyer to personalize further. Well managed strata with a thoughtful floor plan that separates living and sleeping areas for everyday comfort. Includes 1 parking stall and 1 storage locker. Conveniently located close to shops, services, transit, and within proximity to the future SkyTrain station, making this an ideal opportunity for homeowners or investors alike.**



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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: <b>\$668,000</b> |
| Meas. Type:  | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):  | Bathrooms: <b>3</b>                 | Age: <b>5</b>                    |
| Frontage(metres):  | Full Baths: <b>3</b>                | Zoning: <b>RM-3A</b>             |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$3,844.29</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain: <b>No</b>   | P.I.D.: <b>031-275-656</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No</b>  |                                     | Tour:                            |
| Complex / Subdiv: <b>WILLOW CREEK ESTATES</b>                            |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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.** Dist. to School Bus: **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.**

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**

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

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**  
**R3059642**

**14 19670 55A AVENUE**

Residential Attached

Board: F  
Townhouse

Langley  
Langley City  
V3A 0M1

**\$850,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$875,000</b> |
| Meas. Type: <b>Feet</b>                                     | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2020</b>  |
| Frontage(feet):   | Bathrooms: <b>4</b>                 | Age: <b>6</b>                    |
| Frontage(metres):   | Full Baths: <b>3</b>                | Zoning: <b>MF</b>                |
| Depth / Size (ft.):   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,567.82</b>   |
| Sq. Footage: <b>0.00</b>                                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>030-958-148</b>          | Tax Inc. Utilities?:             |
| View: <b>Yes :Panoramic from Rooftop Deck</b>               | Tour:                               |                                  |
| Complex / Subdiv:   |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                           | Water Supply: <b>City/Municipal</b> |                                  |

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):     | <b>731</b>           |
| Finished Floor (Above):    | <b>798</b>           |
| Finished Floor (AbvMain2): | <b>94</b>            |
| Finished Floor (Below):    | <b>295</b>           |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>1,918 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>1,918 sq. ft.</b> |

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?:

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

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? |
|-------|-----------------|-------------|-------|---------|------------|------|-------|-------------|----------|
| Below | Bedroom         | 10'9 x 10'  | Above | Bedroom | 9'1 x 10'1 | 1    | Below | 3           | No       |
| Below | Foyer           | 9'8 x 3'10  |       |         | x          | 2    | Main  | 2           | No       |
| Main  | Living Room     | 15'1 x 14'3 |       |         | x          | 3    | Above | 4           | No       |
| Main  | Dining Room     | 11'5 x 9'   |       |         | x          | 4    | Above | 3           | Yes      |
| Main  | Eating Area     | 8'6 x 11'2  |       |         | x          | 5    |       |             |          |
| Main  | Kitchen         | 10'5 x 11'1 |       |         | x          | 6    |       |             |          |
| Above | Primary Bedroom | 12'9 x 15'9 |       |         | x          | 7    |       |             |          |
| Above | Bedroom         | 9'6 x 11'7  |       |         | x          | 8    |       |             |          |

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

**Sutton Group-West Coast Realty**

**Large 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.**



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R3087775**

Board: F  
Townhouse

**6 22334 48 AVENUE**

Langley  
Murrayville  
V3A 3N5

Residential Attached

**\$910,000** (LP)

(SP)



|                                    |                                     |                                  |
|------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                         | If new,GST/HST inc?:                | Original Price: <b>\$910,000</b> |
| Meas. Type:                        | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2021</b>  |
| Frontage(feet):                    | Bathrooms: <b>4</b>                 | Age: <b>5</b>                    |
| Frontage(metres):                  | Full Baths: <b>3</b>                | Zoning: <b>STRATA</b>            |
| Depth / Size (ft.):                | Half Baths: <b>1</b>                | Gross Taxes: <b>\$5,177.81</b>   |
| Sq. Footage: <b>0.00</b>           |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain:                       | P.I.D.: <b>031-391-419</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: :                            |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv:                  |                                     |                                  |
| First Nation:                      |                                     |                                  |
| Services Connctd: <b>Community</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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: **Grg/Double Tandem**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Block**  
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: **Club House, In Suite Laundry**

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

|                            |                      |
|----------------------------|----------------------|
| Finished Floor (Main):     | <b>949</b>           |
| Finished Floor (Above):    | <b>972</b>           |
| Finished Floor (AbvMain2): | <b>0</b>             |
| Finished Floor (Below):    | <b>430</b>           |
| Finished Floor (Basement): | <b>0</b>             |
| Finished Floor (Total):    | <b>2,351 sq. ft.</b> |
| Unfinished Floor:          | <b>0</b>             |
| Grand Total:               | <b>2,351 sq. ft.</b> |

Units in Development:  
Exposure: **North**  
Mgmt. Co's Name: **Cornerstone Park Realty**  
Maint Fee: **\$546.91**  
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **26** Locker:  
Storeys in Building:  
Mgmt. Co's #: **604-200-4040**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
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? |
|-------|-----------------|--------------|-------|---------|--------------|------|-------|-------------|----------|
| 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    |       |             | No       |
| Main  | Living Room     | 25'4 x 12'2  |       |         | x            | 6    |       |             | No       |
| Main  | Storage         | 5'0 x 5'5    |       |         | x            | 7    |       |             | No       |
| Above | Primary Bedroom | 14'5 x 12'10 |       |         | x            | 8    |       |             | No       |

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

**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.**



Presented by:  
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**Active**  
**R3099396**

**26 20498 82 AVENUE**

Residential Attached

Board: F  
Townhouse

Langley  
Willoughby Heights  
V2Y 0V1

**\$940,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:  | If new,GST/HST inc?:                | Original Price: <b>\$940,000</b> |
| Meas. Type:   | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2016</b>  |
| Frontage(feet):   | Bathrooms: <b>4</b>                 | Age: <b>10</b>                   |
| Frontage(metres):   | Full Baths: <b>3</b>                | Zoning: <b>RES</b>               |
| Depth / Size (ft.):   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,342.39</b>   |
| Sq. Footage: <b>0.00</b>                                    |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:  | P.I.D.: <b>030-237-840</b>          | Tax Inc. Utilities?:             |
| View: <b>No</b>   |                                     | Tour:                            |
| Complex / Subdiv: <b>GABRIOLA PARK</b>                      |                                     |                                  |
| First Nation:   |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                           | Water Supply: <b>City/Municipal</b> |                                  |

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS AT TIME OF POSSESSION**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 47 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3841 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, In Suite Laundry, Playground**

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

Finished Floor (Main): **672**  
Finished Floor (Above): **729**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **355**  
Finished Floor (Total): **1,756 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,756 sq. ft.**

Units in Development: **153**  
Exposure: **North**  
Mgmt. Co's Name: **DAVIN MANAGEMENT**  
Maint Fee: **\$251.80**  
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-594-5643**  
Council/Park Apprv?:

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

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           | 9'8 x 3'7    | Bsmt  | Bedroom | 11'9 x 8'  | 1    | Main  | 2           | No       |
| Main  | Dining Room     | 12'2 x 7'7   |       |         | x          | 2    | Above | 4           | No       |
| Main  | Kitchen         | 16' x 13'8   |       |         | x          | 3    | Above | 4           | Yes      |
| Main  | Living Room     | 16'6 x 11'11 |       |         | x          | 4    | Bsmt  | 3           | No       |
| Main  | Laundry         | 3' x 2'      |       |         | x          | 5    |       |             |          |
| Above | Primary Bedroom | 11' x 11'    |       |         | x          | 6    |       |             |          |
| Above | Bedroom         | 12' x 11'    |       |         | x          | 7    |       |             |          |
| Above | Bedroom         | 11'8 x 8'4   |       |         | x          | 8    |       |             |          |

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

**WOW!! GABRIOLA PARK- a fine family complex. This is a great unit with large bedrooms, open main floor plan. Basement with separate entry, bedroom and 3pc bath-ideal for teenager or in-laws. This end unit features include; sundecks off the main floor kitchen and dining room, laminate floors, carpeting on the upper floor. Primary bedroom with walk in closet and en-suite with large shower. 2 car garage is a nice bonus on this unit.**



Presented by:  
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**Active**  
**R3032894**

**18 19938 70 AVENUE**

Residential Attached

Board: F  
Townhouse

Langley  
Willoughby Heights  
V2Y 0R1

**\$970,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$970,000</b> |
| Meas. Type:  | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>2017</b>  |
| Frontage(feet):  | Bathrooms: <b>4</b>                 | Age: <b>9</b>                    |
| Frontage(metres):  | Full Baths: <b>3</b>                | Zoning: <b>CD-40</b>             |
| Depth / Size (ft.):  | Half Baths: <b>1</b>                | Gross Taxes: <b>\$5,383.62</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain: <b>No</b>   | P.I.D.: <b>030-123-011</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>Yes : mountain</b>  |                                     | Tour:                            |
| Complex / Subdiv: <b>Crest</b>   |                                     |                                  |
| First Nation   |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b> |                                  |

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** Dist. to School Bus:  
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.**

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'   |       |           | x           | 1    | Main  | 2           | No       |
| Main  | Family Room     | 14'2 x 16'6 | Below | Bedroom   | 9'8 x 12'10 | 2    | Above | 3           | No       |
| Main  | Living Room     | 11'5 x 18'6 | Below | Flex Room | 13'4 x 16'6 | 3    | Above | 3           | Yes      |
| Main  | Dining Room     | 7'9 x 18'3  |       |           | x           | 4    | Below | 3           | No       |
|       |                 | x           |       |           | x           | 5    |       |             |          |
| Above | Primary Bedroom | 12'8 x 15'6 |       |           | x           | 6    |       |             |          |
| Above | Bedroom         | 12'8 x 10'9 |       |           | x           | 7    |       |             |          |
| Above | Bedroom         | 10'4 x 11'2 |       |           | x           | 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. Open house March 14 from 11 to 1**



Presented by:  
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**Active**  
**R3095633**

Board: F  
Row House (Non-Strata)

**21065 80 AVENUE**

Langley  
Willoughby Heights  
V2Y 0J4

Residential Attached

**\$999,000** (LP)

(SP)



|   |                                     |                                  |
|---|-------------------------------------|----------------------------------|
| Sold Date:                                  | If new,GST/HST inc?:                | Original Price: <b>\$999,000</b> |
| Meas. Type: <b>Feet</b>                     | Bedrooms: <b>5</b>                  | Approx. Year Built: <b>2013</b>  |
| Frontage(feet): <b>24.61</b>                | Bathrooms: <b>3</b>                 | Age: <b>13</b>                   |
| Frontage(metres): <b>7.50</b>               | Full Baths: <b>2</b>                | Zoning: <b>RCL-RA</b>            |
| Depth / Size (ft.): <b>92.84</b>            | Half Baths: <b>1</b>                | Gross Taxes: <b>\$4,209.80</b>   |
| Sq. Footage: <b>2,270.00</b>                | P.I.D.: <b>028-278-844</b>          | For Tax Year: <b>2025</b>        |
| Flood Plain: <b>No</b>                      |                                     | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>No :</b>                           |                                     | Tour:                            |
| Complex / Subdiv:                           |                                     |                                  |
| First Nation:                               |                                     |                                  |
| Services Connctd: <b>Electricity, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>           | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Stucco**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: Court ordered Sale**  
Floor Finish:

Legal: **LOT 43, PLAN BCP45244, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **768**  
Finished Floor (Above): **760**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **760**  
Finished Floor (Total): **2,288 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,288 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee:  
Maint Fee Includes:

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

Locker:

Suite: **Unauthorized Suite**  
Basement: **Fully Finished, Separate Entry**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **11**

Bylaws Restrictions:  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|---------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'2 x 11'8 | Bsmt  | Kitchen | 16' x 9'   | 1    | Main  | 2           | No       |
| Main  | Kitchen         | 16' x 9'    | Bsmt  | Bedroom | 10'8 x 9'2 | 2    | Above | 4           | Yes      |
| Main  | Family Room     | 11'6 x 10'2 | Bsmt  | Bedroom | 10'9 x 9'2 | 3    | Bsmt  | 4           | No       |
| Above | Primary Bedroom | 13'9 x 11'  |       |         | x          | 4    |       |             | No       |
| Above | Bedroom         | 10'3 x 9'4  |       |         | x          | 5    |       |             | No       |
| Above | Laundry         | 4' x 4'     |       |         | x          | 6    |       |             | No       |
| Above | Bedroom         | 9'4 x 9'1   |       |         | x          | 7    |       |             | No       |
| Bsmt  | Living Room     | 18' x 11'8  |       |         | x          | 8    |       |             | No       |

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

**Located in Willoughby Heights, 5-bed, 4-bath corner-unit row home offers a perfect blend of space, sophistication, and functionality — all without the expense of strata fees. The well-appointed floor plan includes a self-contained 2-bedroom basement suite, providing an excellent opportunity for rental income or comfortable multi-generational living. Featuring three dedicated parking spaces, this home provides ample room for residents and guests alike. Set in a friendly, family-focused neighbourhood, it offers quick access to Highway 1, top-rated schools, and a wide variety of shopping and everyday conveniences. Offering the perfect balance of modern comfort and prime location, this home is an exceptional find for today's buyer.**