



Presented by:
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Active
R2462191
 Board: F
 Townhouse

128 20875 80 AVENUE

Langley
 Willoughby Heights
 V2Y 0B2

Residential Attached

\$525,000 (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:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	262	Basement: None			6				
Grand Total:	1,743 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. Call now to book your private showing!



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Active
R2467904
 Board: F
 Townhouse

8 20451 84 AVENUE
 Langley
 Willoughby Heights
 V2Y 2B7

Residential Attached
\$574,000 (LP)
 (SP)



**NO IMAGE
 AVAILABLE**

Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **West**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Rancho**
 Mgmt. Co's Phone:
 View: **:**
 Complex / Subdiv: **Walden**
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$180.00**

Original Price: **\$574,000**
 Approx. Year Built: **2018**
 Age: **2**
 Zoning: **CD-77**
 Gross Taxes: **\$3,283.87**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-462-011**
 Tour:

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Metal, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Grge/Double Tandem**
 Locker: **N**
 Dist. to Public Transit: **.58 km**
 Units in Development: **45**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Recreation Facility, Snow removal**
 Legal: **PL EPS4809 LT 8 LD 36 SEC 26 TWP8. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT SHOWN ON FORM V.**
 Amenities: **None**
 Site Influences: **Greenbelt, Shopping Nearby**
 Features: **Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 14'11			x			x
Main	Dining Room	10' x 9'11			x			x
Main	Living Room	10' x 9'11			x			x
Above	Master Bedroom	12' x 12'2			x			x
Above	Walk-In Closet	5'1 x 5'2			x			x
Above	Bedroom	10'1 x 10'2			x			x
Above	Bedroom	10'1 x 10'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 578	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 600	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,178 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,178 sq. ft.				7			No	
				8			No	

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

Virtually brand new Townhome by Woodbridge Northwest. Enjoy the comfort and convenience of this 3 bedroom 3 bathroom home located in the Heart of Yorkson. Walking distance to bus loop and mere minutes to freeway access. Close to all levels of schools, shopping, and eateries. Nothing to do but move in and enjoy!