R2907353 Townhouse

5 20763 76 AVENUE LANGLEY

Willoughby Heights, V2Y 3N8

Residential Attached \$999,900 (LP)

Lot Area: Flood Plain: Rear Yard Exp: View: No Style of Home: 3 Storey Construction: Frame - Exterior: Mixed Foundation: Rain Screen: Renovations: # of Fireplaces: 1 - Fuel: Water Supply: City/Mur Fuel/Heating: Forced A Outdoor Area: Balcony Type of Roof: Asphalt Floor Finish: Laminate View: No Mgmt. Company: HAVEN Complex / Subdiv: CROFT Services Connected: Electrici Legal: COMMC Amenities: Air Come Site Influences: Central	Wood Electric hicipal hir,Natural Gas s),Fenced Yard,Patio(s) e,Tile PROPERTY MNGMNT	, TOWNSHIP 8, NEW WESTMIN	s: Rear Garage; Double No 80 - Total Units ir Freehold Strata Yes d: No : Yes	1 CD-77 \$4,583.00 2024 031-840-159 d: 2	
Frontage (ft): Lot Area: Flood Plain: Rear Yard Exp: View: No Style of Home: 3 Storey Construction: Frame - Exterior: Mixed Foundation: Rain Screen: Renovations: # of Fireplaces: 1 - Fuel: Water Supply: City/Mur Fuel/Heating: Forced A Outdoor Area: Balcony Type of Roof: Asphalt Floor Finish: Laminat View: No Mgmt. Company: HAVEN Complex / Subdiv: CROFT Services Connected: Electrici Legal: COMMO Amenities: Air Come Site Influences: Central	Full Baths: Half Baths: Maint. Fee: Wood Electric hicipal Nir,Natural Gas s),Fenced Yard,Patio(s) e,Tile PROPERTY MNGMNT DN y,Natural Gas,Sanitary Sewer,Storm S LOT 5, PLAN EPS8600, SECTION 23 DN PROPERTY IN PROPORTION TO	2 2 137.00 Parking: Covered Parkin Parking Access Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased Fixtures Rmvd:	Zoning: Gross Taxes: For Tax Year: P.I.D.: Total: 2 - Covered S: Rear Garage; Double No 80 - Total Units in Freehold Strata Yes d: No : Yes	CD-77 \$4,583.00 2024 031-840-159 d: 2	
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	_ocation,Shopping Nearby /Dryr/Frdg/Stve/DW,Compactor - Garb		THE STRATA LOT AS SHOWN (IN THE
,	owed,Rentals Allowed				
isting Broker(s): Royal Le	Page West Real Estate Services				
oor Type	Dimensions	Floor	Туре	Dimensions	
ain Living Ro		Above	Bedroom	9'9 x 9'2	
ain Kitchen	13' x 12'6	Below	Bedroom	8'10 x 8'4	
ain Dining Ro		Below	Foyer	4'6 x 3'2	
ain Family Ro					
pove Primary E					
pove Walk-In C					
bove Bedroom	10'9 x 9'3				
Dedition	103835				
nished Floor (Main): 678 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces Ensuite	te?
	# Of Kitchens	: 1	Main	2 No	
nished Floor (Above): 715 sqft	# OF KICHENS	•			
		3	Above	4 Yes	
nished Floor (Below): 217 sqft		3		4 Yes 4 No	
nished Floor (Below): 217 sqft nished Floor (Bsmt): 0 sqft	# Of Levels: Crawl/Bsmt H	3	Above		
inished Floor (Below): 217 sqft inished Floor (Bsmt): 0 sqft	# Of Levels: Crawl/Bsmt H ft Basement:	3 leight:	Above Above	4 No	

This exquisite 4-BEDROOM, 3.5-BATH home features expansive 20' wide interiors, airy 9' ceilings on all 3 levels, AC. It offers open concept main floor, gourmet kitchen with quartz countertops, S/S appliances, large island with single basin sink. A stylish family room with fireplace, elegant and open living and dining room adjacent to a balcony for your patio set, BBQ and entertaining. The 2nd floor features 3 spacious bedrooms, a laundry room, linen closet. The primary bedroom enjoys a large walk-in closet and a spa-like 5-piece ensuite with 2 sinks. The ground floor features a bedroom and powder room. Double side by side garage. CUSTOM UPGRADES: white cabinets, light fixtures, mirrors, wallpaper, vinyl flooring throughout, alarm, built-in vacuum, water on demand. LIKE NEW. NO GST.



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.