20457 77B AVENUE LANGLEY

Willoughby Heights, V2Y 4K3

Depth/Size ((ft):		Bedrooms:	5		Approx. Year Bu	uilt: 2019)
- Frontage (ft)		9.65	Bathrooms:	4		Age:	5	
Lot Area: (se	,	2,863.00	Full Baths:	3		Zoning:	R-CL	_
Flood Plain:	• •	No	Half Baths:	- 1		Gross Taxes:		30.00
Rear Yard E		-				For Tax Year:	2023	
View:	~ P -					P.I.D.:		391-652
Style of Hon	me:	2 Storey w/Bsmt.		Pa	rking:	Total: 3 - Covere	d: 2	
Construction:		Frame - Wood			overed Parking:	2	u. L	
Exterior:		Fibre Cement Board,Mixe	ed.Vinvl		rking Access:	– Lane,Rear	Lane,Rear	
Foundation:			-,- ,		rking:	Add. Parking Avail.,Garage; Double		
Rain Screen					cker:	0		
Renovations					nits in Dev:			
# of Fireplac		1 - Fuel: Natural Gas		Di	stance to:			
Water Suppl		City/Municipal			le to Land:	Freehold NonStrata		
Fuel/Heating	-	Electric,Forced Air,Natura	l Gas	-	operty Disc:	Yes		
Outdoor Are	•	Patio(s)			D Rental:			
Type of Roo		Asphalt			tures Leased:	No		
Floor Finish		Hardwood,Wall/Wall/Mixe	h		xtures Rmvd:	No		
			~					
Complex / S Services Co	Subdiv: onnected:	Electricity,Natural Gas,Sa LOT 86 SECTION 23 TO\ Air Cond./Central Lane Access.Private Yarc	WNSHIP 8 NEW WEST	TMINSTER DISTF	RICT PLAN EPP7017	1		
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr	Subdiv: onnected: ces: ric:	LOT 86 SECTION 23 TO	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr	TMINSTER DISTF				
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: onnected: 	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr proft	TMINSTER DISTF hopping Nearby rapes/Window Co	verings,Garage Door	Opener,Microwave	Time	Dimonsions
Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok	Subdiv: onnected: ices: ric: ker(s): Type	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr proft Floor	TMINSTER DISTF hopping Nearby rapes/Window Cor Type	verings,Garage Door Dimensions	Opener,Microwave	Type Fating Area	Dimensions 12'6 x 6'9
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Listing Brok	Subdiv: onnected: 	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr proft Floor Main	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet	verings,Garage Door Dimensions 7'11 x 5'8	Opener,Microwave	Eating Area	12'6 x 6'9
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Floor Main Main	Subdiv: onnected: ices: ric: ker(s): Type Great Room Dining Room	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr eroft Floor Main Above	TMINSTER DISTF hopping Nearby rapes/Window Co Type Walk-In Closet Bedroom	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0	Opener,Microwave Floor Bsmt Bsmt	Eating Area Primary Bedroom	12'6 x 6'9 11'3 x 8'9
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main	Subdiv: onnected: ices: ric: ker(s): Type Great Room Dining Room Kitchen	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh/ Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr croft Floor Main Above Above	TMINSTER DISTF hopping Nearby rapes/Window Co Type Walk-In Closet Bedroom Bedroom	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6	Opener,Microwave Floor Bsmt Bsmt Bsmt	Eating Area Primary Bedroom Bedroom	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	Subdiv: connected: rice: ker(s): Type Great Room Dining Room Kitchen Den	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh/ Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11	WNSHIP 8 NEW WEST d,Recreation Nearby,Sł /Dryr/Frdg/Stve/DW,Dr croft Floor Main Above Above Above	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8	Opener,Microwave Floor Bsmt Bsmt Bsmt	Eating Area Primary Bedroom	12'6 x 6'9 11'3 x 8'9
Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	Subdiv: connected: rice: ker(s): Type Great Room Dining Room Kitchen Den Pantry	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3	WNSHIP 8 NEW WEST d,Recreation Nearby,SH /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9	Opener,Microwave Floor Bsmt Bsmt Bsmt	Eating Area Primary Bedroom Bedroom	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	Subdiv: Subdiv: sonnected: rices: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5	WNSHIP 8 NEW WEST d,Recreation Nearby,Sł /Dryr/Frdg/Stve/DW,Dr croft Floor Main Above Above Above	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8	Opener,Microwave Floor Bsmt Bsmt Bsmt	Eating Area Primary Bedroom Bedroom	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main	Subdiv: Subdiv: sonnected: rices: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3	WNSHIP 8 NEW WEST d,Recreation Nearby,SH /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9	Opener,Microwave Floor Bsmt Bsmt Bsmt	Eating Area Primary Bedroom Bedroom	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo	Subdiv: Subdiv: onnected: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr Soor (Main):	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yard Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 oom 14'5 x 13'11	WNSHIP 8 NEW WEST d,Recreation Nearby,Sr /Dryr/Frdg/Stve/DW,Dr aroft Floor Main Above Above Above Bsmt Bsmt Bsmt # Of Rooms:	TMINSTER DIST hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room Kitchen	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0	Opener,Microwave Floor Bsmt Bsmt Bsmt Bsmt Bsmt	Eating Area Primary Bedroom Bedroom Utility	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0 8'10 x 6'10 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Floo Finished Floo	Subdiv: Subdiv: onnected: rices: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr Door (Main): Soor (Above):	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 100 x 13'11 946 sqft 934 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,SH /Dryr/Frdg/Stve/DW,Dr croft Floor Main Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens:	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room Kitchen 17	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility	12'6 × 6'9 11'3 × 8'9 10'8 × 10'0 8'10 × 6'10 Ensuite? No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo	Subdiv: Subdiv: onnected: rices: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr oor (Main): Soor (Above): Soor (Below):	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 oom 14'5 x 13'11 946 sqft 934 sqft 0 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,Sh /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens: # Of Levels:	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room Kitchen 17 2 3	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility	12'6 × 6'9 11'3 × 8'9 10'8 × 10'0 8'10 × 6'10 Ensuite? No Yes
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: onnected: rices: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr Coor (Main): Soor (Above): Soor (Below): Soor (Bsmt):	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 oom 14'5 x 13'11 946 sqft 934 sqft 0 sqft 934 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,Sr /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Laundry Living Room Kitchen 17 2 3 Le	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility 7 # of Pieces 2 4 4	12'6 × 6'9 11'3 × 8'9 10'8 × 10'0 8'10 × 6'10 Ensuite? No Yes No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: onnected: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr Oor (Main): Soor (Above): Soor (Below): Soor (Bsmt): Soor (Total):	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 oom 14'5 x 13'11 946 sqft 934 sqft 0 sqft 2,814 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,Sr /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt Bsmt Bsmt Bsmt H Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt He	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Laundry Living Room Kitchen 17 2 3 Le eight:	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0 gal Suite	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility	12'6 × 6'9 11'3 × 8'9 10'8 × 10'0 8'10 × 6'10 Ensuite? No Yes
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr poor (Main): Soor (Above): Soor (Below): Soor (Below): Soor (Total): Floor:	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 room 14'5 x 13'11 946 sqft 934 sqft 0 sqft 2,814 sqft 0 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,Sr /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Laundry Living Room Kitchen 17 2 3 Le eight:	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility 7 # of Pieces 2 4 4	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0 8'10 x 6'10 Ensuite? No Yes No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ric: ker(s): Type Great Room Dining Room Kitchen Den Pantry Mud Room Primary Bedr poor (Main): Soor (Above): Soor (Below): Soor (Below): Soor (Total): Floor:	LOT 86 SECTION 23 TOV Air Cond./Central Lane Access,Private Yarc Air Conditioning,ClthWsh, Royal LePage - Wolstenc Dimensions 14'11 x 13'1 13'11 x 13'5 12'2 x 8'5 10'2 x 9'11 4'6 x 4'3 6'4 x 3'5 oom 14'5 x 13'11 946 sqft 934 sqft 0 sqft 2,814 sqft	WNSHIP 8 NEW WEST d,Recreation Nearby,Sr /Dryr/Frdg/Stve/DW,Dr proft Floor Main Above Above Above Bsmt Bsmt Bsmt Bsmt H Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt He	TMINSTER DISTF hopping Nearby rapes/Window Cor Type Walk-In Closet Bedroom Bedroom Laundry Living Room Kitchen 17 2 3 Le eight: Fu	verings,Garage Door Dimensions 7'11 x 5'8 11'0 x 10'0 9'6 x 9'6 7'3 x 5'8 121'4 x 11'9 11'8 x 2'0 gal Suite Illy Finished	Opener,Microwave	Eating Area Primary Bedroom Bedroom Utility 7 # of Pieces 2 4 4	12'6 x 6'9 11'3 x 8'9 10'8 x 10'0 8'10 x 6'10 Ensuite? No Yes No

FOXRIDGE BEAUTY IN DESIERABLE YORKSON!! Spacious Greatroom Plan W/ Den/Playroom/Office. 9'ceilings and large windows for ample light, UPGRADED beautiful Hardwood floors, Designer lighting and contemporary Millwork throughout +Window seats add stylish detail. Gorgeous, WHITE Kitchen W/ S/S appliances and large pantry. Huge island & Built in cabinetry W/wine cooler in dining Rm. Convenient mud room w/sitting bench beside back door to covered patio. 3 good sized bedrooms up W/ well appointed ensuite and 2nd bath. Laundry room conveniently located on 2nd floor.. 1 bedroom LEGAL suite for mortgage helper & 4th Bedroom also for upstairs use. Fenced yard + double garage W/an extra parking spot. Don't forget the Central AC!! One block from Donna Gabriel Robins Elementary. OPEN HOUSE Sun June 2nd.

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.