404 20829 77A AVENUE LANGLEY

Willoughby Heights, V2Y 0Y5

Depth/Size (ft): Frontage (ft):						
• • • •		Bedrooms:	2	Approx. Year Bui	lt: 2018	
J - (-)		Bathrooms:	2	Age:	6	
Lot Area:		Full Baths:	2	Zoning:	CD-9	9
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,19	90.89
Rear Yard Exp:	West	Maint. Fee:	382.32	For Tax Year:	2023	
View:	Yes			P.I.D.:	030-4	450-811
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Style of Home:	Upper Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Brick, Fibre Cement Bo	oard,Wood	Parking Access:	Rear		
Foundation:			Parking:	Garage Underbuil	ding	
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:	- Total Units in Str	ata: 94	
# of Fireplaces:	0 - Fuel: None		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt,Torch-On		Fixtures Leased:	No		
Floor Finish:	Laminate,Wall/Wall/M	lixed,Carpet	Fixtures Rmvd:	Yes		
Mgmt. Company:	Yes : MOUNTAIN STRATA CO - 604-29	4-4141				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	STRATA CO - 604-29 THE WEX Electricity,Sanitary Se STRATA LOT 127, PL COMMON PROPERT Bike Room,Elevator,G	ewer,Water AN EPS4280, SECTION 24, TOWNS 'Y IN PROPORTION TO THE UNIT E Sarden,In Suite Laundry,Playground,S Course Nearby,Recreation Nearby,S	NTITLEMENT OF THE STRAT torage,Wheelchair Access			I INTEREST IN TH
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	STRATA CO - 604-294 THE WEX Electricity,Sanitary Se STRATA LOT 127, PL COMMON PROPERT Bike Room,Elevator,G Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., One Percent Realty L Type Kitchen Living Room Dining Room Foyer Laundry Primary Bedroom Walk-In Closet 857 sqft	AN EPS4280, SECTION 24, TOWNS Y IN PROPORTION TO THE UNIT E Sarden,In Suite Laundry,Playground,S Course Nearby,Recreation Nearby,S twe/DW ,Rentals Allowed,Rentals Allwd w/Re td., One Percent Realty Ltd. Dimensions 8'8 x 8'5 11'1 x 9'10 9'10 x 6'1 5'8 x 4'8 6'11 x 4'7 12'10 x 9'11 7'4 x 4'3 # Of Rooms:	NTITLEMENT OF THE STRAT torage,Wheelchair Access hopping Nearby strctns,Smoking Restricti Floor Main Main 9	TA LOT AS SHOWN O Type Bedroom Flex Room Bathroom Floor	DIM FORM V Dimens 9'10 x 8 8'4 x 6' # of Pieces	sions '6 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	STRATA CO - 604-294 THE WEX Electricity,Sanitary Se STRATA LOT 127, PL COMMON PROPERT Bike Room,Elevator,G Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., One Percent Realty L Type Kitchen Living Room Dining Room Foyer Laundry Primary Bedroom Walk-In Closet 857 sqft 0 sqft	ewer,Water AN EPS4280, SECTION 24, TOWNS 'Y IN PROPORTION TO THE UNIT E Garden,In Suite Laundry,Playground,S Course Nearby,Recreation Nearby,S twe/DW ,Rentals Allowed,Rentals Allwd w/Re td., One Percent Realty Ltd. Dimensions 8'8 x 8'5 11'1 x 9'10 9'10 x 6'1 5'8 x 4'8 6'11 x 4'7 12'10 x 9'11 7'4 x 4'3 # Of Rooms: # Of Kitchens:	NTITLEMENT OF THE STRAT torage,Wheelchair Access hopping Nearby strctns,Smoking Restricti Floor Main Main 9 1	TA LOT AS SHOWN O Type Bedroom Flex Room Bathroom Floor Main	DIMENS 9'10 x 8 8'4 x 6' # of Pieces 4	sions '6 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	STRATA CO - 604-294 THE WEX Electricity,Sanitary Se STRATA LOT 127, PL COMMON PROPERT Bike Room,Elevator,G Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., One Percent Realty L Type Kitchen Living Room Dining Room Foyer Laundry Primary Bedroom Walk-In Closet 857 sqft 0 sqft 0 sqft	ewer,Water AN EPS4280, SECTION 24, TOWNS Y IN PROPORTION TO THE UNIT E Garden,In Suite Laundry,Playground,S Course Nearby,Recreation Nearby,S twe/DW Rentals Allowed,Rentals Allwd w/Re td., One Percent Realty Ltd. Dimensions 8'8 x 8'5 11'1 x 9'10 9'10 x 6'1 5'8 x 4'8 6'11 x 4'7 12'10 x 9'11 7'4 x 4'3 # Of Rooms: # Of Kitchens: # Of Levels:	NTITLEMENT OF THE STRAT torage,Wheelchair Access hopping Nearby strctns,Smoking Restricti Floor Main Main 9 1	TA LOT AS SHOWN O Type Bedroom Flex Room Bathroom Floor Main	DIMENS 9'10 x 8 8'4 x 6' # of Pieces 4	sions '6 Ensuite? No
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Stunning fourth floor 2 large bdrm, 2 full bthrm PLUS den/flex room almost 900 SF unit. Extremely bright home w/lots of windows. Original owners have lots of extras; screens, black out curtains, lvg room ceiling light, lots of extra shelving. Upgrades also include: LG Oven 2024, Whirlpool dishwasher 2024, AEG hood fan, Moen Kitchen faucet 2023. 9' ceilings, wide plank laminate flooring, kitchen boasts tons of cabinets & quartz countertops, huge WI pantry. Primary has a WI closet & 4 pce ensuite w/beautiful oversized shower & 2 basins. Private covered balcony w/views of sunsets & partial view of the mountains. Community gardens, bike room, 2 elevators, 2 playgrounds. Close to Willoughby Town Centre, lots of restaurants, LEC close by, transit, highway 1, top notch schools, walking trails+++

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.