R2952524 Townhouse

90 20487 65 AVENUE LANGLEY

Residential Attached \$949,900 (LP)

Willoughby Heights, V2Y 3K8

Depth/Size (ft): Frontage (ft): Lot Area:

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

3 3

2

Approx. Year Built: Age:

CD-103 \$4,333.98 2024

2021

Flood Plain: Rear Yard Exp:

South No

481.29 Maint. Fee:

For Tax Year: P.I.D.:

031-598-196

Style of Home:

3 Storey,3 Storey w/Bsmt.

Construction: Exterior:

Frame - Wood Mixed, Stone, Vinyl

Foundation:

Rain Screen:

Renovations:

of Fireplaces: 0 - Fuel: None Water Supply: City/Municipal Fuel/Heating: Baseboard, Electric

Outdoor Area:

Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Floor Finish:

Asphalt Laminate, Tile, Carpet Parking:

Total: 2 - Covered: 2

Zoning:

Gross Taxes:

Covered Parking:

Parking Access: Rear,Side

Parking: Garage Underbuilding

Locker: No

211 - Total Units in Strata: 211 Units in Dev:

Distance to:

Title to Land: Freehold Strata

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: Nο

View: Nο

Mgmt. Company: Dwell Property Management - 604-821-2999

Complex / Subdiv: **Township Commons**

Services Connected: Electricity, Sanitary Sewer, Water

STRATA LOT 72, PLAN EPS4097, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House, Garden, In Suite Laundry

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Sprinkler - Fire,Vacuum - Roughed In

Bylaw Restric: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions

Listing Broker(s): One Percent Realty Ltd., One Percent Realty Ltd.

Floor Type Dimensions Main Kitchen 12'9 x 9' Main Living Room 15' x 11'9 Main Dining Room 11'4 x 10'6 Bedroom 12'2 x 11'6 Above Above Bedroom 12'1 x 9'4 Above Laundry 5'2 x 3' Aby Main 2 14'6 x 11'8 **Primary Bedroom**

Floor Abv Main 2 Abv Main 2 **Bsmt**

Type Walk-In Closet Den Foyer

Finished Floor (Main): 570 sqft Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):

544 sqft 0 sqft 102 sqft

1,701 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 1,701 sqft # Of Rooms: 10 # Of Kitchens: 1 # Of Levels: 4

Crawl/Bsmt Height:

Basement: Fully Finished, Part

or % of Rentals Allowed: 100

Of Pets: 2 - Cats: Yes, Dogs: Yes **Bathroom Floor** # of Pieces Ensuite? 2 Nο Main Above 5 Yes Abv Main 2 Yes

Dimensions

9' x 6'8

6'8 x 6'

8'2 x 3'1

Remarkable home, almost brand new! Unique layout w/double garage access under the condo building. Then walk up to the ground floor w/a spacious great room concept living room/dng room & a gourmet kitchen w/s/s appliances, oversized island, quartz countertops, ample cabinets and drawers - all soft close and a powder room. Walk out to your fully fenced private yard. Upstairs 1 floor has 2 large bedrooms, 1 w/a private balcony & a cheater 5 piece ensuite - soaker tub, 2 basins & laundry area w/your hot water tank. Then head up another set of stairs to your primary bedroom w/massive wi closet, private 4 piece ensuite w/huge shower & 2 basins, plus a den area w/a skylight. Close to Costco, Walmart, Willowbrook mall, numerous restaurants, shopping. Close to transit and main travel arteries.