

Presented by: **Annie Bridge PREC***

Keller Williams Elite Realty
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Active
R2667738
Board: F
Townhouse

4 20967 76 AVENUE
Langley
Willoughby Heights
V2Y 0L9

Residential Attached
\$799,999 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$799,999**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2012**
Frontage(feet): _____ Bathrooms: **3** Age: **10**
Frontage(metres): _____ Full Baths: **2** Zoning: **MF**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$3,513.44**
Sq. Footage: **0.00** P.I.D.: **029-003-997** For Tax Year: **2021**
Flood Plain: _____ View: **Yes : Greenspace, Trees** Tax Inc. Utilities?: **No**
Complex / Subdiv: **NATURE'S WALK** Tour: _____
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: _____ R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: _____ Metered Water: _____
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**
Floor Finish: **Laminate, Tile, Carpet**

Total Parking: **2** Covered Parking: **2** Parking Access: _____
Parking: **Grge/Double Tandem, Visitor Parking**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **1 Block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____

Legal: **STRATA LOT 62, PLAN BCS4455, SECTION 24, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Playground**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Sprinkler - Fire, Vacuum - Built In**

Finished Floor (Main): **646** Units in Development: **83** Tot Units in Strata: **83** Locker: **No**
Finished Floor (Above): **676** Exposure: _____ Storeys in Building: _____
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Davin Management** Mgmt. Co's #: **604-594-5643**
Finished Floor (Below): **105** Maint Fee: **\$198.94** Council/Park Apprv?: _____
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Finished Floor (Total): **1,427 sq. ft.**
Unfinished Floor: **0**

Grand Total: **1,427 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Suite: **None** Restricted Age: _____
Basement: **None** # or % of Rentals Allowed: _____
Crawl/Bsmt. Ht: _____ Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details: _____

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main | Living Room | 15'3 x 12'4 | | | x | 1 | Main | 2 | No |
| Main | Dining Room | 11'10 x 12'3 | | | x | 2 | Above | 3 | Yes |
| Main | Kitchen | 11'10 x 14'4 | | | x | 3 | Above | 4 | No |
| Above | Master Bedroom | 11'9 x 11'0 | | | x | 4 | | | |
| Above | Bedroom | 8'10 x 11'5 | | | x | 5 | | | |
| Above | Bedroom | 9'1 x 9'1 | | | x | 6 | | | |
| Below | Foyer | 7'3 x 3'9 | | | x | 7 | | | |
| Below | Workshop | 15'3 x 9'6 | | | x | 8 | | | |

Listing Broker(s): **Keller Williams Elite Realty**

Sought-after Nature's Walk! Nestled in this QUIET complex is a lovely 3 bed 3 bath home. Open concept living boasting 9' ceilings, shaker style cabinets, quartz countertops & heated floors in kitchen+powder. Fresh paint, new carpets, commercial grade toilets, new lighting & security system. Convenient powder on main, tons of natural light, custom built-ins+amazing garage work space + fully fenced yard.Surrounded by greenspace, parks, trails, shops, restaurants & Willoughby Town Centre. Nature's Walk itself is tucked away from the hustle & bustle. Great School catchment;Richard Bulpitt Elm + R.E Mountain Sec.INVESTORS: Low strata + no rental restrictions. Commuter's Dream & Pets allowed (any size)Very peaceful complex built by award winning Builder, Royale Properties. Open House;sat+sun 2-4

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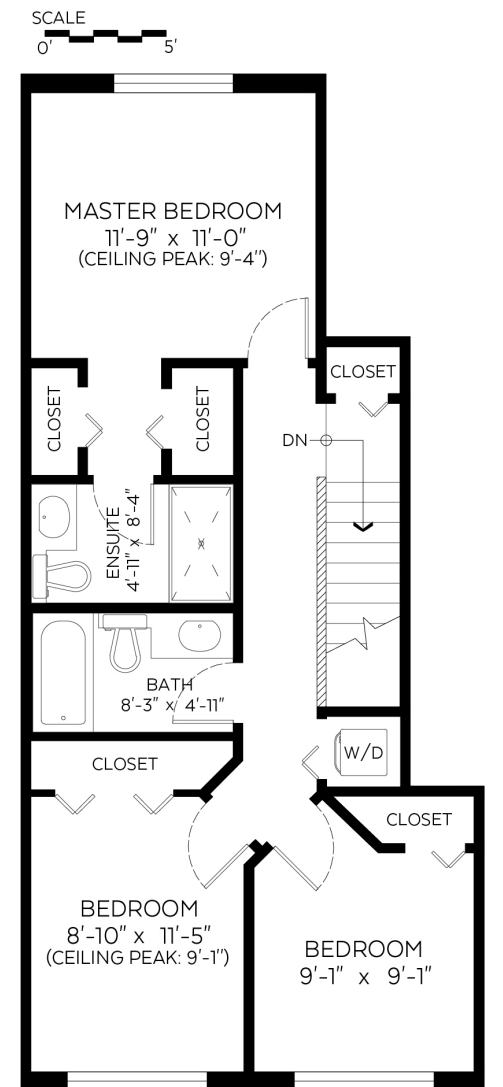
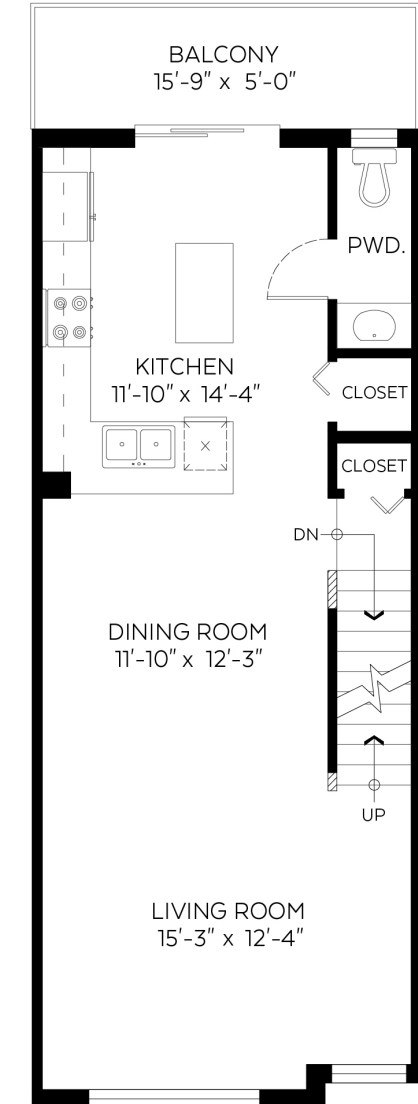
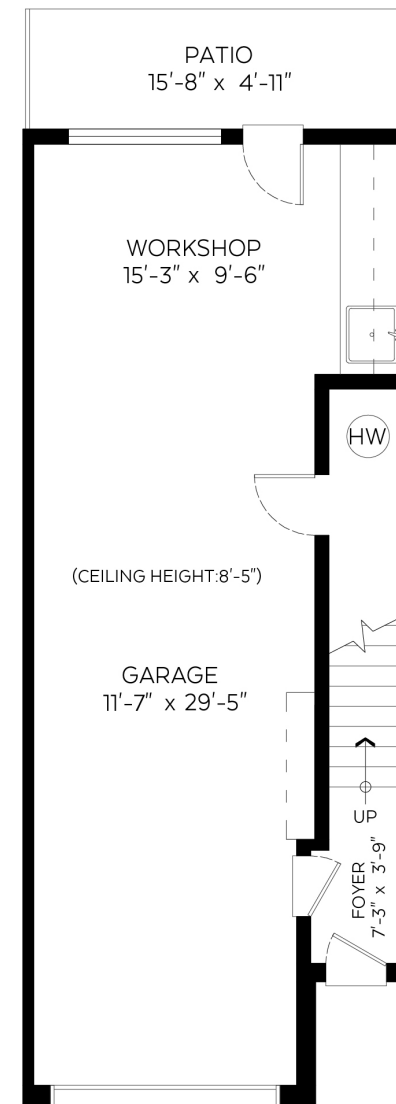
OWN YOUR MARKET

#4-20967 76 Avenue,
Langley, B.C.

| | |
|---------------|---------------------|
| Main Floor: | 646 sq.ft. |
| Upper Floor: | 676 sq.ft. |
| Lower Floor: | 105 sq.ft. |
| Total: | 1,427 sq.ft. |

Auxiliary Area

| | |
|----------|------------|
| Garage: | 525 sq.ft. |
| Patio: | 78 sq.ft. |
| Balcony: | 79 sq.ft. |



Lower Floor Plan
Floor Area: 105 sq.ft.
Ceiling Height: 8 ft.

Main Floor Plan
Floor Area: 646 sq.ft.
Ceiling Height: 9 ft.

Upper Floor Plan
Floor Area: 676 sq.ft.
Ceiling Height: 8 ft.



Expire on: Nov 18, 2022

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