

Presented by:  
**Jason Dryburgh PREC\***

MRKT Real Estate Group  
Keller Williams Elite Realty

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**Active**  
**R2843583**  
Board: F  
Apartment/Condo

**B001 20087 68 AVENUE**  
Langley  
Willoughby Heights  
V2Y 0Y3

Residential Attached  
**\$510,000 (LP)**  
(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$510,000**  
Meas. Type: Bedrooms: **1** Approx. Year Built: **2019**  
Frontage(feet): Bathrooms: **1** Age: **5**  
Frontage(metres): Full Baths: **1** Zoning: **CD**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,664.59**  
Sq. Footage: **0.00** For Tax Year: **2023**  
Flood Plain: P.I.D.: **030-919-011** Tax Inc. Utilities?: **No**  
View: **Yes :OVERLOOKING COURTYARD** Tour:  
Complex / Subdiv: **PARK HILL**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Fibre Cement Board, Stone**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: Metered Water:  
Fuel/Heating: **Electric** R.I. Plumbing:  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**  
Floor Finish: **Laminate, Mixed, Tile**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: **No**

Legal: **STRATA LOT 89, PLAN EPS5206, SECTION 14, 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 V**

Amenities: **In Suite Laundry, Playground**  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **672** Units in Development: **145** Tot Units in Strata: **145** Locker: **Yes**  
Finished Floor (Above): **0** Exposure: Storesys in Building:  
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **AWM** Mgmt. Co's #: **604-685-3227**  
Finished Floor (Below): **0** Maint Fee: **\$255.78** Council/Park Apprv?:  
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**  
Finished Floor (Total): **672 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **672 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Suite: **None** Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
Basement: **None** # or % of Rentals Allowed: %  
Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
# of Kitchens: **1** # of Rooms: **6** Short Term Lse-Details:

| Floor | Type        | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen     | 10' x 13'4  |       |      | x          | 1    | Main  | 5           | No       |
| Main  | Dining Room | 8'3 x 12'10 |       |      | x          | 2    |       |             |          |
| Main  | Living Room | 9'2 x 11'4  |       |      | x          | 3    |       |             |          |
| Main  | Bedroom     | 13'3 x 9'11 |       |      | x          | 4    |       |             |          |
| Main  | Den         | 7' x 7'11   |       |      | x          | 5    |       |             |          |
| Bsmt  | Laundry     | 7'1 x 3'5   |       |      | x          | 6    |       |             |          |
|       |             |             |       |      | x          | 7    |       |             |          |
|       |             |             |       |      | x          | 8    |       |             |          |

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

**WALKOUT LIVING | PARK HILL!** Presenting an amazing ground level home in the heart of Willoughby! CONVENIENCE. Enjoy walkout access to garden patio set over courtyard, no stairs for pets & SAFE, quiet area! SPACE. Expansive bright & airy, 1 bed+functional den ideal as office/nursery/guest bed: you choose! extra storage aside laundry. Lives much larger! DESIGN. Expansive window coverage + overheight ceilings draw in natural light. Luxury finishing, shows like new. Gorgeous 2 tone kitchen w/ premium apps. Designer lighting/paint. PEACE OF MIND. 3 years young - sound investment, balance of 2-5-10 warrant. Huge storage locker/ 1 parking stall + owner rents 2nd stall from strata currently. HOOD. Steps to bus stops, RC Garnett Elem, Willowbrook Mall, big box shopping, restaurants & major routes!

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 01/23/2024 12:57 PM



**B001 - 20087 68 AVE | LANGLEY**

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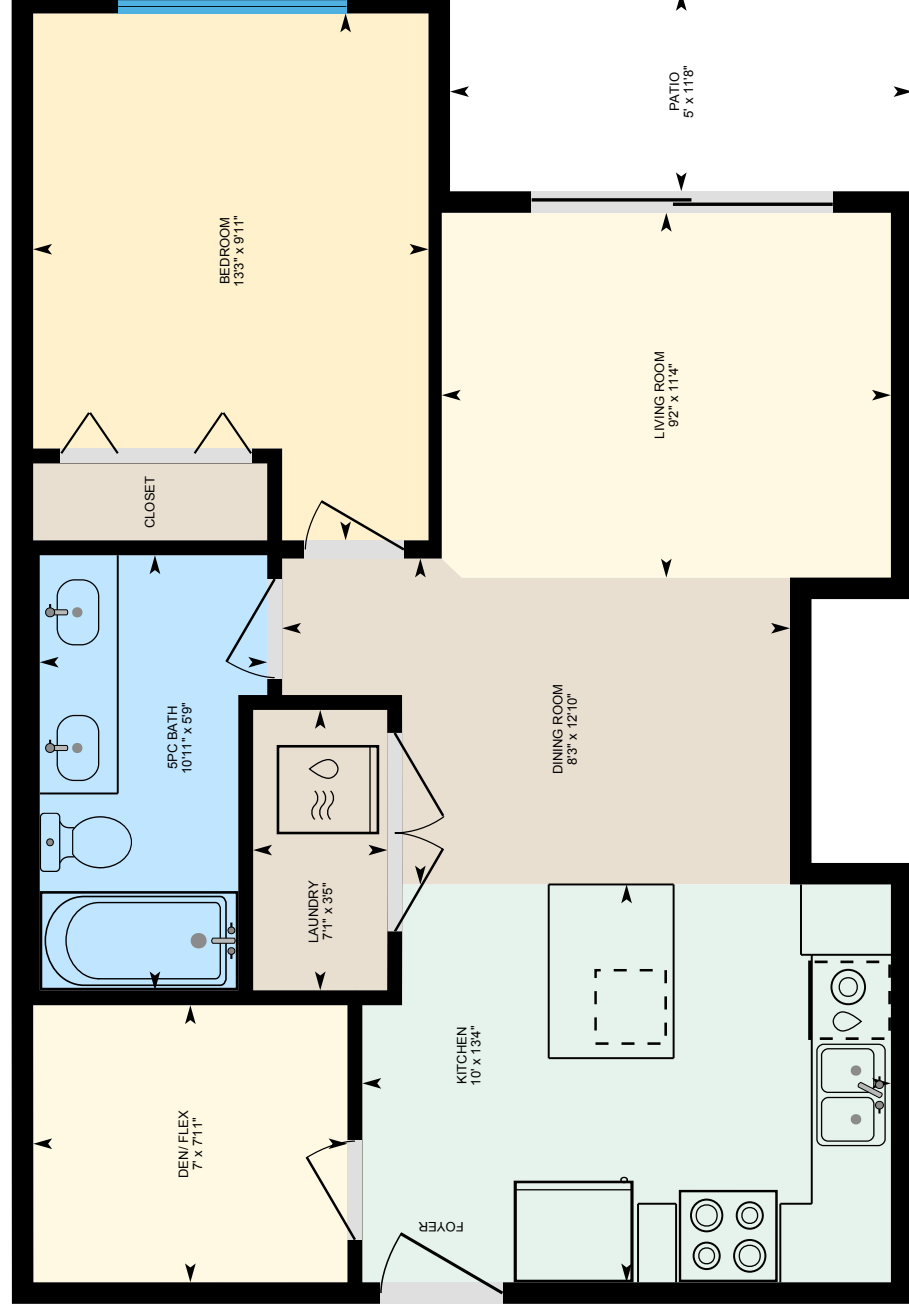


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**B001-20087 68 Avenue**  
 Langley, BC

**OWN  
 YOUR  
 MARKET**

|                       |            |              |
|-----------------------|------------|--------------|
| <b>Total Livable:</b> | <b>672</b> | <b>sq ft</b> |
| Main Floor            | 672        | sq ft        |
| <b>Total:</b>         | <b>58</b>  | <b>sq ft</b> |
| Patio                 | 58         | sq ft        |



Main Floor: 672 sq ft



Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

