



RAMIREZ REAL ESTATE

OPEN CONCEPT IN A FAMILY FRIENDLY NEIGHBOURHOOD

21172 81B AVENUE | LANGLEY | V2Y 0B6



3 BEDROOMS

3 BATHROOMS

2,773 SQ. FT.

SHOPPING, SCHOOLS NEARBY

DESCRIPTION

This quality built Morning Star home has a bright open concept on the main floor with excellent connection to the covered deck & fully fenced backyard which is perfect for entertaining. Upstairs has 3 spacious bedrooms & a flex area that could be converted to 4th bedroom. The ensuite has a large W/I closet & 5 pc ensuite. The basement (w/separate entry) is awaiting your ideas & can be finished to include a self contained suite for the in-laws plus additional rec room area for the main part of the house which could be used as a theatre room, kids' play area or man cave. All this located close to shopping, parks, amenities, transit & highway for easy commuting. This family friendly neighborhood is within walking distance to Lynn Fripps Elementary & Yorkson Creek Middle.

SPECIFICATIONS

STYLE OF HOME:	2 STOREY
YEAR BUILT:	2007
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SCHOOLS, SHOPPING



KW ELITE REALTY
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Active
R2609966
 Board: F
 House/Single Family

21172 81B AVENUE

Langley
 Willoughby Heights
 V2Y 0B6

Residential Detached

\$1,199,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2007**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **14**
 Frontage(metres): Full Baths: **2** Zoning: **R-CL**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$5,217.08**
 Lot Area (sq.ft.): **3,369.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.08** P.I.D.: **026-823-136** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **Yes**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Grge/Double Tandem**
 Driveway Finish: **Concrete**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **LOT 68, PLAN BCP26246, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Roughed In**

Finished Floor (Main):	887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	999	Main	Kitchen	12'5 x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 11'6			x	Main 2
Finished Floor (Below):	0	Main	Great Room	16'2 x 14'6			x	Above 4
Finished Floor (Basement):	0	Main	Office	9'7 x 9'11			x	Above 5
Finished Floor (Total):	1,886sq. ft.	Main	Foyer	10' x 4'5			x	
Unfinished Floor:	887	Above	Master Bedroom	17'6 x 11'			x	
Grand Total:	2,773sq. ft.	Above	Walk-In Closet	10'1 x 5'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'2 x 10'			x	
		Above	Bedroom	11'5 x 10'			x	
		Above	Flex Room	9' x 12'			x	
Suite:				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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