



RAMIREZ REAL ESTATE

CONTEMPORARY HOME PERFECT FOR ENTERTAINING

63-20852 77A AVENUE | LANGLEY | V2Y 0R8



3 BEDROOMS

3 BATHROOMS

1,266 SQ. FT.

RADIANT IN-FLOOR HEATING

DESCRIPTION

Almost new 3 bedroom, 3 bathroom contemporary home has been well cared for and features an open concept main floor perfect for entertaining. The highlights include designer lighting, wide plank hardwood flooring, stunning kitchen with stainless steel appliances, quartz counter tops (including waterfall on the island), loads of storage and GAS stove. The deck is conveniently located off the kitchen with natural gas hook up including Napoleon BBQ. The radiant in-floor heating & hot water on demand system make this home very efficient. Upstairs you will find 3 spacious bedrooms including the master bedroom which has a large ensuite with double sinks and walk-in shower. Located within walking distance to shopping and Richard Bulpitt Elementary School. Additional parking available.

SPECIFICATIONS

STYLE OF HOME: 3 STOREY TOWNHOME

YEAR BUILT: 2016

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: SHOPPING NEARBY



KW ELITE REALTY
KELLER WILLIAMS

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Active
R2474822

Board: F
 Townhouse

63 20852 77A AVENUE

Langley
 Willoughby Heights
 V2Y 0R8

Residential Attached

\$599,900 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$599,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2016
Depth / Size (ft.):	Bedrooms: 3	Age: 4
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MULTI
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,427.11
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$147.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-753-139
Mgmt. Co's Name: Colyvan Pacific Management		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: Arcadia		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Grge/Double Tandem		
Exterior: Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1/2 Block	Dist. to School Bus: 1/2 Block
Rain Screen:	R.I. Plumbing:	Units in Development: 88	Total Units in Strata: 88
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Radiant	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Snow removal**
 Legal: **STRATA LOT 76, PLAN EPS2556, 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 V**

Amenities: **In Suite Laundry**

Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'10 x 10'10			x			x
Main	Living Room	12' x 12'			x			x
Main	Dining Room	8'10 x 10'9			x			x
Above	Master Bedroom	12'3 x 10'11			x			x
Above	Bedroom	10'3 x 9'2			x			x
Above	Bedroom	10'3 x 8'3			x			x
Below	Foyer	6' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	594	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	586	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	86	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	1,266 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,266 sq. ft.	Basement: None			7				
					8				

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

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