

Active
R2429050
 Board: F, Attached
 Townhouse

40 20176 68 AVENUE

Langley
 Willoughby Heights
 V2Y 2X7

\$525,000 (LP)
 (SP)



DOM: **4** List Date: **1/15/2020** Expiry Date: **7/13/2020**
 Prev. Price: **\$0** Original Price: **\$525,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2003**
 Depth/Size: Frontage (metres): Age: **17**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **CD-52**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,876.29**
 Exposure: Full Baths: **2** For Tax Year: **2019**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **Yes**
 P.I.D.: **025-695-401** Council Apprv?: Maint. Fee: **\$300.26**
 View: : Tour:
 Mgmt. Co's Name: **BAYSIDE** Mgmt. Co #: **604-432-7774**
 Complex / Subdiv:
 Services Connctd: **Community**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single** Locker: **No**
 Exterior: **Vinyl** Dist. to Public Transit: Units in Development: **88** Dist. to School Bus:
 Foundation: **Concrete Slab** Reno. Year: Title to Land: **Freehold Strata** Total Units in Strata: **88**
 Rain Screen: R.I. Plumbing: Seller's Interest: **Registered Owner**
 Renovations: R.I. Fireplaces: Property Disc.: **Yes**
 Water Supply: **City/Municipal** # of Fireplaces: **1** Fixtures Leased: :
 Fireplace Fuel: **Gas - Natural** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Electric, Natural Gas** Floor Finish:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Maint Fee Inc: **Other**
 Legal: **STRATA LOT 65, PLAN BCS188, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **None** Municipal Charges
 Site Influences: Garbage:
 Features: Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'5 x 11'10			x			x
Above	Bedroom	11'10 x 11'			x			x
Above	Laundry	3' x 5'			x			x
Main	Living Room	14' x 14'			x			x
Main	Dining Room	10'9 x 10'5'			x			x
Main	Kitchen	14'2 x 12'			x			x
Below	Recreation Ro...	11'8 x 10'9			x			x
Below	Foyer	5' x 6'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,225	# of Rooms:	8	# of Kitchens:	1	# of Levels:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:		1	Above	4	Yes	2				Barn:
Finished Floor (Below):	0	Restricted Age:		2	Above	4	No	3				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		3				4				Pool:
Finished Floor (Total):	1,225 sq. ft.	Cats:		4				5				Garage Sz:
		Dogs:		5				6				Grg Door Ht:
Unfinished Floor:	0	# or % of Rentals Allowed:		6				7				
Grand Total:	1,225 sq. ft.	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		8								
		Basement: None										

List Broker 1: **Sutton Group - 1st West Realty - OFC: 604-299-9680** List Broker 2:
 List Desig Agt 1: **Kevin Kang - Phone: 604-618-8460** **kevinkang396@gmail.com** Appointments: **Phone L.R. First**
 List Desig Agt 2: 3: **Kevin Kang** Call:
 Sell Broker 1: 3: **604-618-8460** Phone:
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Jin Soo Lee & Mira Kwak**
 Commission: **3.2% ON THE 1ST \$100,000 AND 1.1% ON THE REMAINDER** Occupancy: **Owner**

Realtor **PRIVACY - DO NOT SOLICIT. All Measurements approximate and to be verified by buyers agent.**
 Remarks:

STEEPLECHASE At the back, wonderful greenway area, Willoughby Trail and play ground are in footsteps. Nice and well maintained 2-bed Town House, On the 1st, a finished recreation room that you can use extra bed room as you need. Very close to shopping mall(Walmart, Costco), City Hall and Library, Transit, Parks and Recreation. Just move in and enjoy your quality life with your family! Offering a fabulous leisure lifestyle for those who want to be close to everything. RC Garnett Elementary and Park are in few blocks. R. E. Mountain Secondary which has IB program. and Peter Ewart Middle School.