



Presented by:

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Active **20859 84A AVENUE** Residential Detached
R2298483 Langley **\$969,000** (LP)
 Board: F Willoughby Heights (SP)
 House/Single Family V2Y 0A4



Sold Date: Frontage (feet): **36.09** Original Price: **\$969,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
 Depth / Size: **89.24** Bathrooms: **4** Age: **12**
 Lot Area (sq.ft.): **3,221.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,088.44**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-500-698**
 Tour:

View: **Yes: POND AND MOUNTAIN**
 Complex / Subdiv: **YORKSON VILLAGE**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
 Exterior: **Mixed, Vinyl, Wood** Dist. to Public Transit: Dist. to School Bus: **2-3 blks**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Renov. Year: **2017**
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL BCP21001 LT 15 LD 36 SEC 25 TWP 8.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 14'8"			x			x
Main	Dining Room	12'3 x 10'6"			x			x
Main	Living Room	14' x 16'			x			x
Main	Office	9'9 x 10'			x			x
Above	Master Bedroom	18' x 11'			x			x
Above	Bedroom	9'5 x 10'			x			x
Above	Bedroom	11'9 x 10'			x			x
Bsmt	Bedroom	16' x 14'2"			x			x
Bsmt	Bedroom	16' x 11'			x			x
Bsmt	Kitchen	26' x 16'3"			x			x

Finished Floor (Main): 910	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 884	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 888	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total): 2,682 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Grand Total: 2,682 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6				
		7				
		8				

Listing Broker(s): **Sutton Group - 1st West Realty**

LOCATION!!! YORKSON Village by Morningstar Homes, Polygon Assoc. The open concept Great Room, dining area & kitchen with eating bar and desk, offer a variety of functions. Upstairs you'll find a 2nd floor laundry, 2 bedrooms plus master retreat with ensuite bath & walk-in closet. LICENSED LEGAL 1Bed & 1 JUNIOR BED walk -out basement is Bonus!! The View sets this one apart with YORKSON POND directly behind and a SPECTACULAR MOUNTAIN VIEW just beyond that! Close to Lynn Fripps Elem, Yorkson Creek Middle School & R.E. Mountain Secondary, as well as shopping, transportation & Hwy 1. access and more.OPEN-SAT2-4pm