



Presented by:  
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**Active** **20529 84A AVENUE** Residential Detached  
**R2535134** Langley **\$1,388,000** (LP)  
 Board: F Willoughby Heights V2Y 0P5 (SP)



Sold Date: Frontage (feet): **45.83** Original Price: **\$1,388,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2016**  
 Depth / Size: **125.78** Bathrooms: **4** Age: **5**  
 Lot Area (sq.ft.): **4,947.00** Full Baths: **3** Zoning: **RES**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,795.84**  
 Rear Yard Exp: **North** Council Apprv?: For Tax Year: **2020**  
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**  
 P.I.D.: **029-244-447**  
 Tour:  
 View: **Yes: Private north/hedged rear yard**  
 Complex / Subdiv: **Willoughby**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year: **2020**  
 # of Fireplaces: **1** R.I. Plumbing: **Yes**  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water: **N**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No : Barbeque is optional**  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 47 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP34947**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - Roughed In,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'3 x 10'5	Bsmt	Bedroom	10'4 x 12'1			x
Main	Bedroom	11'7 x 9'5	Bsmt	Bedroom	12'10 x 10'4			x
Main	Great Room	25'1 x 14'9						x
Main	Kitchen	13'10 x 13'6						x
Main	Nook	15'1 x 12'6						x
Above	Master Bedroom	15'2 x 13'11						x
Above	Bedroom	13'0 x 10'4						x
Above	Bedroom	10'7 x 12'6						x
Above	Loft	11'0 x 9'0						x
Bsmt	Recreation	21'4 x 21'6						x

Finished Floor (Main):	<b>1,207</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>1,175</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	
Finished Floor (Below):	<b>1,200</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	
Finished Floor (Total):	<b>3,582 sq. ft.</b>	Crawl/Bsmt. Height:	<b>8'</b>	4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5			<b>No</b>	
Grand Total:	<b>3,582 sq. ft.</b>	Beds not in Basement:	<b>4</b>	6			<b>No</b>	
		Basement:	<b>Full, Fully Finished, Separate Entry</b>	7			<b>No</b>	
				8			<b>No</b>	

Listing Broker(s): **Homelife Benchmark Realty Corp. (White)**

**Willoughby Heights - Built by Benchmark Homes - 20+ Years - Award Winning Builders. Like new, 4,947 sq. ft. large/quiet cul de sac lot, north exposed, private hedged rear garden backing onto natural green space. 3,582 sq. ft. plan, features asphalt roof, vinyl siding, detailed millwork, hardwood flooring, quartz counters, stainless appliances, heat pump: cooling/heating. Open plan, floor to ceiling windows, high and vaulted ceilings, main floor office and great room. Upper level 3 bedrooms and loft(could be closed in to make 4th bedroom). Master bedroom features vaulted ceilings, stand alone tub, over sized shower, shower bar and rain head. Basement recreation room, built in speaker. 2 bedrooms, with roughed in bar and outside access. Steps to nature trails, schools, shopping.**

# Features: 20529 84A Avenue

## Lot:

- 4,947 sq. ft. cul de sac lot overlooking natural green space
- Sides onto walk way with privacy hedge, which leads to miles of nature trails
- 83.66 ft. frontage x 125.65 ft. depth (irregular shape)

## Exterior:

- Asphalt roof
- Vinyl siding
- Rear Covered Patio: built in gas fireplace, gas hookup

## Interior:

### Main Floor

- Detailed finish, crown moldings, baseboards, cove ceilings
- High and vaulted ceilings, floor to ceiling windows.
- Wide plank ash flooring
- Quartz counter tops: kitchen/baths
- Great Room: gas fireplace, tile surround
- Kitchen: Kitchen Aid appliances, 5 burner gas stove, white kitchen, oversized quartz island

### Upper Level :

- Rod iron staircase leads to upper level
- Open Den on upper landing: could be closed in to make 4th bedroom
- Master Bedroom: walk in closet, overlooks mountains
- Ensuite: raised cabinets, under counter lighting, soaker tub, double sinks, oversized rain shower
- 2 Secondary Bedrooms
- Bathroom: 4 piece, single sink, tub/shower
- Laundry Room: LG washer and dryer, sink and cabinets

### Lower Level:

- Expansive Great Room: roughed in plumbing for wet bar, easy to suite with outside access
- 2 secondary bedrooms
- Bathroom: 4 piece, tub/shower

## Mechanics of Home:

- Lennox heat pump
- Oversized hot water tank
- Roughed in alarm and vacuum system

**Gross Taxes 2020:** \$5,795.84

**Final Occupancy:** Coming Soon

**Form Survey:** Nov. 3, 2015

**Traveler's Home Warranty: Certificate #80213089**

- Balance of 2/5/10 year warranty

**Main Floor:** 1,207 sq. ft.

**Upper Floor:** 1,175 sq. ft.

**Lower Floor:** 1,200 sq. ft.

**Total Floor Area:** 3,582 sq. ft.

**Double Garage**

## Neighborhood Schools:

Willoughby Elementary School: 20766 - 80th Avenue

Yorkson Creek Middle School: 20686 84 Avenue

Mountain Secondary School: 7755 - 202A Street

**Optional:** BBQ on rear patio

**Excluding:** Garage Freezer

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size taken from original marketing brochure. Lot size taken from City Taxation. Buyer to verify, if important prior to firm contract.

# Geosource Map



Township of  
**Langley**  
BC

Est. 1873



The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Thursday, February 4, 2021 Township of Langley



# Legend



Parcels