

Features - A214 20716 Willoughby Town Centre Drive

Exterior:

- 242 sq. ft. enclosed glass solarium
- Overlooking park and shops
- Natural gas BBQ hookup
- BBQ station with glass doors

Interior:

- Wide plank laminate flooring
- Heated flooring in all bathrooms
- Great Room: electric fireplace, opens to rear deck
- Nook: open concept living
- Kitchen: dark wood cabinets, quartz counter tops, Samsung appliances, fridge with water and ice, 5 burner gas stove, double oven, microwave and dishwasher
- Master Bedroom: walk in closet, sliding door with access to deck
- Ensuite: quartz countertops, double sinks, rain shower
- 2 Secondary Bedrooms
- Main Bathroom: 4 piece, tub/ shower, quartz countertops
- Laundry: stacking LG washer and dryer

Mechanics of Home:

- Electric baseboard heating
- A/C unit

Gross Taxes 2020: \$2,944.89

Form B Dated: February 22, 2021

Parking Stall: 132 & 133

Locker: 132 & 133

Contingency Reserve Fund: \$39,321.84 (November 2020)

Maintenance Fee: \$223.00

- hot water, natural gas, management, sewer, garbage removal

Confirm Strata Bylaws:

Age Restriction: none

Pets: 2 pets allowed (15 kg weight restriction)

Rental Restriction: none

Main Floor: 1,119 sq. ft.

Total Floor Area: 1,119 sq. ft.

Glassed In Solarium: 242 sq. ft.

Neighborhood Schools:

Willoughby Elementary: 20766 80 Avenue

Yorkson Creek Middle: 20686 84 Avenue

R. E. Mountain Secondary: 7755 202A Street

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Condo size taken from developer's marketing plan. Show larger than strata plan. Buyer to verify, if important prior removing conditions.

Active
R2540001
 Board: F
 Apartment/Condo

A214 20716 WILLOUGHBY TOWN CENTRE DRIVE

Langley
 Willoughby Heights
 V2Y 3J7

Residential Attached

\$640,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$640,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-75**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,944.89**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$225.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-833-973**
 Mgmt. Co's Name: **Quay Pacific** Tour:
 Mgmt. Co's Phone: **604-371-2208**
 View: **:**
 Complex / Subdiv: **Yorkson Downs**
 Services Connected: **Community, Electricity**

Style of Home: 1 Storey	Total Parking: 2 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Mixed, Wood	Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: 2 Blocks Dist. to School Bus: 2 Blocks
Rain Screen: Full	Units in Development:
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel: Electric	R.I. Plumbing:
Fuel/Heating: Electric, Heat Pump	R.I. Fireplaces:
Outdoor Area: Patio(s) & Deck(s)	# of Fireplaces: 1
Type of Roof: Asphalt	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate

Maint Fee Inc: **Caretaker, Hot Water, Management, Sewer**
 Legal: **STRATA LOT 28 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5904**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'2			X			X
Main	Dining Room	12'4 x 8'2			X			X
Main	Master Bedroom	11'4 x 11'5			X			X
Main	Bedroom	9'10 x 9'4			X			X
Main	Bedroom	10'6 x 9'3			X			X
Main	Solarium	17'0 x 14'0			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Finished Floor (Main): 1,119	# of Rooms: 6	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total): 1,119 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Door Height:
Grand Total: 1,119 sq. ft.	Basement: None			6			No	
				7			No	
				8			No	

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

Yorkson Downs. Langley's newest premier location, within steps of Willoughby Town Center, schools, recreation and quick easy freeway access! Enjoy this 1119 sq. ft., 3 bedroom, north/west corner plan, plus 242 sq. ft. glassed in solarium, natural gas barbecue hook up, over looking the private court yard, totals 1,361 sq. ft. covered. 9 ft. ceilings, bright windows, air-conditioning, wood raised panel cabinets, quartz counters, stainless appliances, bathroom in floor heat and heated fog free mirror. 2 underground side by side parking spots, garage door style storage locker, in front of parking spot. Complex boasts playground, gym and meeting room. All ages, rentals, 2 pets allowed(15 kg weight restrictions)

CORNER SUITE

3 Bedroom

Livable: 1361 sq.ft.

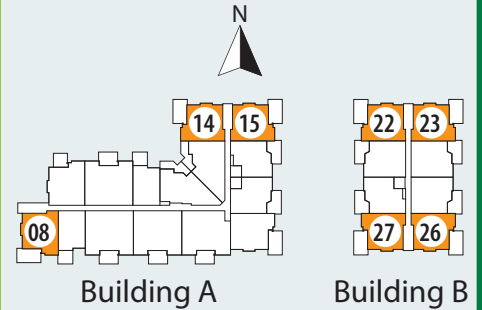
Suite 1119 sq.ft. + Solarium/deck 242 sq.ft.

**Style
A1**



ACCESSIBILITY:

Corner suites are built in such a way to be able to be converted to accessible homes if desired in the future.



SUITE	PRICE	SUITE	PRICE
A115	\$437,900	B422	\$444,900
B122	\$437,900	A408	\$449,900
A215	\$437,900	A414	\$449,900
B222	\$437,900	B423	\$449,900
A108	\$439,900	B426	\$449,900
A114	\$439,900	B427	\$449,900
B123	\$439,900	A515	\$449,900
B126	\$439,900	B522	\$449,900
A208	\$439,900	B527	\$449,900
A214	\$439,900	A508	\$454,900
B223	\$439,900	A514	\$454,900
B226	\$439,900	B523	\$454,900
B227	\$439,900	B526	\$454,900
A315	\$439,900	A608	\$469,900
B322	\$439,900	A614	\$469,900
A308	\$444,900	A615	\$469,900
A314	\$444,900	B622	\$469,900
B323	\$444,900	B623	\$469,900
B326	\$444,900	B626	\$469,900
B327	\$444,900	B627	\$469,900
A415	\$444,900		