



Presented by:
Sartaj Gill
 Century 21 Coastal Realty Ltd.
 Cell: 604-800-7575
<http://www.sartajgill.com>
sartaj.gill@century21.ca



Active
R2009136

73 20875 80 AVENUE

Residential Attached

Board: F
 Townhouse

Langley
 Willoughby Heights
 V2Y 0B2

\$314,500 (LP)



Sold Date: Frontage (feet): Approx. Year Built: **2007**
 Meas. Type: Frontage (metres): Age: **8**
 Depth / Size (ft.): Bedrooms: **3** Zoning: **WLBY**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$2,629.48**
 Flood Plain: Full Baths: **2** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$199.44** P.I.D.: **027-180-051**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **AWM ALLIANCE**
 Mgmt. Co's Phone: **604-639-2190**
 View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Storm Sewer, Water**

Style of Home: 3 Level Split, Inside Unit	Total Parking: Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Grge/Double Tandem, Visitor Parking
Exterior: Mixed, Vinyl, Wood	Locker:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 157
Renovations:	Dist. to Public Transit:
Water Supply: City/Municipal	Units in Development:
Fireplace Fuel: Electric	Title to Land: Freehold Strata
Fuel/Heating: Baseboard, Electric	Seller's Interest: Registered Owner
Outdoor Area: Fenced Yard, Patio(s)	Property Disc.: Yes
Type of Roof: Asphalt	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate, Other, Vinyl/Linoleum

Maint Fee Inc: **Gardening, Management, Recreation Facility**
 Legal: **PL BCS2219 LT 73 LD 36 SEC 25 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Club House, Exercise Centre, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Dining Room	11' x 12'6			x			x
Main	Kitchen	11' x 12'			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	8' x 8'6			x			x
Above	Bedroom	8'6 x 11'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 650	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 650	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,300 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwrd w/Restrctns			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,300 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Century 21 Coastal Realty Ltd.** **Century 21 Coastal Realty Ltd.**

Inside unit in desirable Pepperwood complex! 3 bed/2 bath townhouse in Willoughby Heights location. Open concept living room, large kitchen with access to fenced yard and a two car tandem garage! Amazing amenities such as clubhouse, pool and playground. Close to shopping centre, transit and schools. Walking distance to Willoughby Elementary School!