

R2509468
Apartment/Condo

306 20829 77A AVENUE
Langley
Willoughby Heights
V2Y 2E6

Residential Attached
\$459,800 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2018**
 Bedrooms: **2** Age: **2**
 Lot Area: Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,894.23**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$323.00** P.I.D.: **030-450-641**
 Mgmt. Co's Name: **Remi Realty Inc**
 Mgmt. Co's Phone: **604-530-9944**
 View:
 Complex / Subdiv: **The Wex**
 Services Connected: **Community,Electricity,Sanitary Sewer,Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board,Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **94**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Hot Water,Management**
 Legal: **STRATA LOT 110, PLAN EPS4280, SECTION 24, TOWNSHIP 8, LAND DISTRICT 36**
 Amenities: **Bike Room,Elevator,Garden,In Suite Laundry,Playground,Wheelchair Access**
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	9' x 8'9			x			x
Main	Dining Room	10' x 8'			x			x
Main	Den	8'4 x 6'4			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	857	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:	2	Main	4	No
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:	3			No
Finished Floor (Total):	857 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed	5			No
Grand Total:	857 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Welcome to Wex! Located in the heart of Yorkson, this 2 Bedroom + Den features 2 Bathrooms and Rare 2nd Parking spot! Extra clean & West facing this unit has separated bedrooms, 9ft ceilings and bonus Storage space off kitchen. White & Grey finishes..quartz counters.. Nice Bright plan. Everything you'd look for in a condo and very walkable!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.