

R2542931
House/Single Family

20213 72 AVENUE
Langley
Willoughby Heights
V2Y 3G4

Residential Detached
\$1,150,000 (LP)



Depth/Size (ft.): **75** Frontage (ft.): **40.00** Approx. Yr Built: **2010**
 Lot Area (sq.ft.): **2,603.00** Bedrooms: **5** Age: **11**
 Flood Plain: **No** Bathrooms: **4** Zoning: **R-CL**
 Rear Yard Exp: **North** Full Baths: **3** Gross Taxes: **\$5,113.46**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **028-073-975**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone,Vinyl,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric,Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport,Garage; Double,Open**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Other**

Legal: **LOT 1, PLAN BCP42748, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location,Golf Course Nearby,Lane Access,Paved Road,Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 10'7	Bsmt	Bedroom	10' x 8'10			x
Main	Living Room	18'8 x 15'	Bsmt	Bedroom	10'2 x 10'2			x
Main	Family Room	14' x 11'5			x			x
Main	Laundry	8' x 5'			x			x
Above	Master Bedroom	14'2 x 13'6			x			x
Above	Bedroom	11'3 x 9'9			x			x
Above	Bedroom	9'8 x 10'4			x			x
Above	Walk-In Closet	4'10 x 4'			x			x
Bsmt	Living Room	13'7 x 11'4			x			
Bsmt	Kitchen	19'6 x 6'5			x			

Finished Floor (Main):	953	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	778	# of Kitchens:	2	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	848	Suite:		3	Above	4	Yes
Finished Floor (Total):	2,579 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 3	5			
Grand Total:	2,579 sq. ft.	Basement:	Full,Fully Finished,Separate Entry	6			
				7			
				8			

Listing Broker(s): **Stonehaus Realty Corp.**

Investor alert! One of the most conveniently located homes in Willoughby Heights. Easy access to #1 Hwy, steps away from public transit and all essential shops and services, plus Save-On-Foods, Walmart and did I mention, Costco? 6 blocks away! Incredibly family friendly neighbourhood with R.C. Garnett Demonstration Elementary, Peter Ewart Middle School & R.E. Mountain Secondary School all within a 5-minute walk. Open concept with powder on main, flow-through laminate flooring, crown moulding, Samsung stainless steel kitchen appliances with second W/D in basement suite, side-by-side 400 square foot detached garage and so much more! Home and LEGAL suite are both currently tenanted on lease. Contact today for access.