

**R2569820**  
House/Single Family

**20528 68 AVENUE**  
Langley  
Willoughby Heights  
V2Y 3E2

Residential Detached  
**\$1,559,000 (LP)**



Depth/Size (ft.): Frontage (ft.): **120.08** Approx. Yr Built: **2005**  
 Lot Area (sq.ft.): **5,279.00** Bedrooms: **5** Age: **16**  
 Flood Plain: **No** Bathrooms: **4** Zoning: **R-1A**  
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$5,730.19**  
 Half Baths: **1** For Tax Year: **2020**  
 P.I.D.: **026-084-147**  
 View: **No**  
 Complex / Subdiv: **TANGLEWOOD**  
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed,Vinyl,Wood</b>	Dist. to Transit: Dist to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Mixed</b>
Fuel/Heating: <b>Heat Pump</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **PL BCP13824 LT 20 DL 311 LD 36**  
 Amenities: **Guest Suite**  
 Site Influences: **Central Location,Private Yard,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'	Bsmt	Bedroom	11'5 x 10'6			x
Main	Dining Room	13'4 x 12'7	Bsmt	Recreation Room	32' x 18'			x
Main	Kitchen	16'6 x 13'4	Bsmt	Office	11' x 9'			x
Main	Family Room	17'9 x 12'2			x			x
Main	Nook	8'6 x 6'4			x			x
Above	Master Bedroom	16'7 x 13'2			x			x
Above	Bedroom	12' x 10'3			x			x
Above	Bedroom	11'3 x 10'3			x			x
Above	Bedroom	10'7 x 10'3			x			x
		x			x			

Finished Floor (Main):	<b>1,332</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>1,248</b>	# of Kitchens:	<b>1</b>	1	Main	2	No
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	Above	4	No
Finished Floor (Basement):	<b>1,330</b>	Suite:	<b>None</b>	3	Above	5	Yes
Finished Floor (Total):	<b>3,910 sq. ft.</b>	Crawl/Bsmt. Height:		4	Bsmt	4	No
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>1</b> Beds not in Bsmt.: <b>4</b>	5			No
Grand Total:	<b>3,910 sq. ft.</b>	Basement:	<b>Fully Finished</b>	6			No
				7			No
				8			No

Listing Broker(s): **Lighthouse Realty Ltd.**

**TANGLEWOOD- THE AMHURST. BEAUTIFUL TWO STORY WITH BASEMENT HOME,SPACIOUS OPEN FLOOR PLAN, LOTS OF NATURAL LIGHT.4 SPACIOUS BEDROOMS UP,MASTER BEDROOM BOASTS VAULTED CEILING, WALK IN CLOSET AND 5 PC ENSUITE. MAIN FLOOR WITH FORMAL LIVING AND DINING ROOM, 2 GAS FIREPLACES, FAMILY ROOM OFF SPACIOUS OPEN KITCHEN WITH GRANITE COUNTER.GROUND LEVEL WALK OUT BASEMENT WITH 1 BEDROOM, MEDIA ROOM AND FULL BATHROOM, EASILY SUITED.PRIVATE FENCED BACK YARD, HEAT PUMP, ALSO THE HOUSE IS CLIMATE CONTROLLED ON ALL THREE LEVELS. A GREAT FAMILY HOME IN A GREAT CENTRAL AREA!**