20525 76B AVENUE LANGLEY

Willoughby Heights, V2Y 1W7

Depth/Size (
Septil/Size ((ft):		Bedrooms:		6	Approx. Year B	uilt: 20	24
Frontage (ft)): 3	38.57	Bathrooms:		5	Age:	0	
Lot Area: (se	q.ft.)	3,163.00	Full Baths:		4	Zoning:	SF	:
Flood Plain:	: 1	No	Half Baths:		1	Gross Taxes:	\$4	,537.38
Rear Yard Ex	xp: 1	North				For Tax Year:	202	23
View:	1	No				P.I.D.:	03	1-448-631
Style of Hom	ne:	2 Storey w/Bsmt.			Parking:	Total: 4 - Covere	ed: 2	
Construction		Frame - Wood			Covered Parking:	2		
Exterior:		Mixed			Parking Access:	Front		
Foundation:					Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking		
Rain Screen					Locker:		, 	
Renovations					Units in Dev:			
f of Fireplac	ces:	- Fuel: Natural Gas			Distance to:			
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrata		
Fuel/Heating:		Electric,Forced Air,Natural Gas			Property Disc:	No		
Dutdoor Are	5	Patio(s)			PAD Rental:	-		
Type of Roo		Asphalt			Fixtures Leased:	No		
Floor Finish		, Mixed			Fixtures Rmvd:	No		
/iew:		No						
Mgmt. Com	pany:							
Complex / S		Bloom						
Complex / S Services Co	onnected:	Electricity,Natural Gas,Sa	-					
Complex / S Services Co Legal:	onnected:	Electricity,Natural Gas,Sa _OT 3 , SECTION 23 , TV	VP 8 , NWD , PL EPF	97384				
Complex / S Services Co Legal: Amenities:	onnected:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite	VP 8 , NWD , PL EPF Laundry					
Complex / S Services Co Legal: Amenities:	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri	vate Yard,Recrea				
Complex / S Services Co Legal:	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri	vate Yard,Recrea			ner,Pantry,Securit	ty System,Vacuum
Complex / S Services Co Legal: Amenities: Site Influence Features:	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri	vate Yard,Recrea			ner,Pantry,Securit	ty System,Vacuum
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr	ric:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh	VP 8, NWD, PL EPf Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I	vate Yard,Recrea			ner,Pantry,Securit	ty System,Vacuum
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ric:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In	VP 8, NWD, PL EPf Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I	vate Yard,Recrea			ner,Pantry,Securit	ty System,Vacuum
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok	ric: ker(s):	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh Roughed In Royal LePage Northstar F	VP 8, NWD, PL EPF Laundry elt,Private Setting,Pri- /Dryr/Frdg/Stve/DW,I Realty (S. Surrey)	vate Yard,Recrea Disposal - Waste	,Drapes/Window Coveri	ngs,Garage Door Oper		
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ric: ker(s):	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh Roughed In Royal LePage Northstar F Dimensions	VP 8, NWD, PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor	vate Yard,Recrea Disposal - Waste Type	Drapes/Window Coveri Dimensions	ngs,Garage Door Oper	Туре	Dimensions
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main	ric: ker(s): Type Great Room	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above	vate Yard,Recrea Disposal - Waste Type Bedroom	,Drapes/Window Coveri Dimensions 12'6 x 12'	ngs,Garage Door Oper	Type Bedroom	Dimensions 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom	Drapes/Window Coveri Dimensions 12'6 x 12' 11'6 x 11'	ngs,Garage Door Oper Floor Bsmt Bsmt	Type Bedroom Bedroom	Dimensions 13'6 x 11' 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main Main	ric: ker(s): Type Great Room Dining Room Kitchen	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Bedroom	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11'	ngs,Garage Door Oper Floor Bsmt Bsmt	Type Bedroom Bedroom	Dimensions 13'6 x 11' 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Site Influence Features: Floor Main Main Main Main	ric: ker(s): Type Great Room Dining Room Kitchen Pantry Foyer	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Above	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Bedroom Laundry	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5'	ngs,Garage Door Oper Floor Bsmt Bsmt	Type Bedroom Bedroom	Dimensions 13'6 x 11' 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Above	ces: ric: ker(s): Type Great Room Dining Room Kitchen Pantry Foyer Primary Bedro	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14'	ngs,Garage Door Oper Floor Bsmt Bsmt	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11'
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Above	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' com 16'6 x 15'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri- /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11'	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7'
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh/ Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' Dom 16'6 x 15'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt # Of Rooms:	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11' 12' x 11'	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7' Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo Finished Flo	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' Dom 16'6 x 15'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt # Of Rooms: # Of Kitchens	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11' 15 2	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7' Ensuite? No
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' Dom 16'6 x 15'	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels:	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11' 15 2 3	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt Bsmt Main Above	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7' Ensuite? No No
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' com 16'6 x 15' I,034 sqft I,256 sqft 0 sqft J,019 sqft	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11' 15 2 3	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt Bsmt Main Above Above	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7' Ensuite? No No Yes
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo Finished Flo Finished Flo	ces:	Electricity,Natural Gas,Sa LOT 3 , SECTION 23 , TV Air Cond./Central,In Suite Central Location,Greenbe Air Conditioning,ClthWsh, Roughed In Royal LePage Northstar F Dimensions 21' x 15' 12'6 x 10' 15' x 11' 6' x 5' 8' x 6' com 16'6 x 15' 1,034 sqft 1,256 sqft 0 sqft 1,019 sqft 3,309 sqft	VP 8 , NWD , PL EPF Laundry elt,Private Setting,Pri /Dryr/Frdg/Stve/DW,I Realty (S. Surrey) Floor Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	vate Yard,Recrea Disposal - Waste Type Bedroom Bedroom Laundry Living Room Kitchen	Dimensions 12'6 x 12' 11'6 x 11' 13' x 11' 7' x 5' 16' x 14' 12' x 11' 15 2 3 Legal Suite Full,Fully Finished,Separate	ngs,Garage Door Oper Floor Bsmt Bsmt Bsmt Bsmt Main Above Above Above	Type Bedroom Bedroom Flex Room	Dimensions 13'6 x 11' 13'6 x 11' 7' x 7' Ensuite? No No Yes No

Showhome at Bloom!! Was Lottery Home! A Masterfully built Development by T.M.Crest Homes. Beautifully finished 2 Story plus basement home complete with 2 bedroom legal suite with separate entrance, backing onto Greenbelt. Grand Kitchen, soft close cabinetry, Quartz countertops and large Island with bar style seating, walk in pantry, high end Stainless steel appliances. 4 Spacious bedrooms with 3 Elegant full bathrooms on upper level! Master Bedroom w/feature wall. Total 6 bedrooms, 5 bathrooms. Roughed in Electric car charger. 2/5/10 Year home warranty. Situated in desirable Yorkson neighborhood, walk to shops, eateries, health/wellness and first rate educational facilities. Ready to Move in! Open Weekends Only 1-4pm @showhome 20525 76b

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