

R2874490
Apartment/Condo

302 20362 72B AVENUE LANGLEY
Willoughby Heights, V2Y 5K4

Residential Attached
\$490,000 (LP)

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	1	Age:	2
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,429.68
Rear Yard Exp:	Northwest	Maint. Fee:	230.36	For Tax Year:	2023
View:	No			P.I.D.:	031-802-745

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	66 - Total Units in Strata: 66
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Rancho
Complex / Subdiv:	JERICO
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Unknown
Legal:	STRATA LOT 45, PLAN EPS8883, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Elevator,Garden,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 4'0			
Main	Kitchen	10'9 x 7'6			
Main	Living Room	9'2 x 9'11			
Main	Dining Room	9'4 x 9'11			
Main	Primary Bedroom	11'3 x 8'10			
Main	Walk-In Closet	7'0 x 5'0			

Finished Floor (Main):	568 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	568 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	568 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

A bright & beautiful condo awaits you at the Jerico. Immaculately maintained. Move in ready & flexible dates. Bring 1-2 dogs, 1-2 cats or 1 of each. The well-designed floor plan makes every cozy space terrific for living & entertaining. Featuring light modern finishes, a balcony large enough to welcome guests & BBQ. A walk-thru double sided closet & full sized laundry. Modern quartz countertops & SS appliances. 1 parking (#5), 1 BIG storage metal locker (#27), a secure bike room, kid's playground, picnic area + visitor parking. Walk Score Amazing! Near tremendous Willoughby's amenities, eateries, shopping, entertainment & transit options.