



Presented by:  
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Top Vision Realty Inc.  
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**Active**  
**R3034274**  
Board: F  
Townhouse

**26 20180 84 AVENUE**  
Langley  
Willoughby Heights  
V3S 3M9

Residential Attached  
**\$999,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$999,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2021**  
Frontage(feet): Bathrooms: **4** Age: **4**  
Frontage(metres): Full Baths: **3** Zoning: **CD-119**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,887.58**  
Sq. Footage: **0.00** P.I.D.: **031-301-614** For Tax Year: **2024**  
Flood Plain: Tax Inc. Utilities?: **No**  
View: **No :** Tour: **Virtual Tour URL**  
Complex / Subdiv: **CHELSEA - LATIMER HEIGHTS**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 36, PLAN EPS7133, SECTION 26, 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: **In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>771</b>	Units in Development: <b>153</b>	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>771</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>DAVIN MANAGEMENT LTD.</b>	Mgmt. Co's #: <b>604-594-5643</b>	
Finished Floor (Below): <b>324</b>	Maint Fee: <b>\$273.67</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Finished Floor (Total): <b>1,866 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,866 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>Other</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	10'4 x 13'9	Main	Eating Area	9'3 x 6'6	1	Above	5	Yes
Above	Bedroom	9'3 x 13'4	Below	Family Room	18'7 x 15'6	2	Above	4	No
Above	Bedroom	9'0 x 13'3			x	3	Main	2	No
Above	Walk-In Closet	7'10 x 4'1			x	4	Below	4	No
Main	Foyer	8'11 x 3'8			x	5			
Main	Living Room	18'7 x 14'2			x	6			
Main	Dining Room	12'1 x 12'0			x	7			
Main	Kitchen	12'1 x 11'0			x	8			

Listing Broker(s): **Top Vision Realty Inc.**

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**Welcome to this stylish 3-level end-unit, 1866 sq.ft. townhouse in sought-after Willoughby! Featuring 3 bedrooms and 3.5 bathrooms, this bright and functional home offers 9' ceilings, oversized windows, and a natural gas forced-air heating system for year-round comfort. The main floor boasts a spacious living room, dining area, and a modern kitchen with premium finishes - perfect for everyday living and entertaining. Upstairs, you'll find two well-sized bedrooms and a luxurious primary suite complete with a walk-in closet and ensuite. The lower level includes a large open space ideal as a family room, rec room, office, or an extra bedroom, plus a full bathroom. Close to schools, parks, shopping, and transit. A must-see! Openhouse: 8/9&10, Sat&Sun, 2-4pm.**