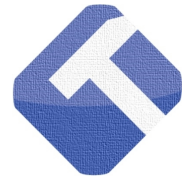




Presented by:
Peter X N Chen PREC*

Top Vision Realty Inc.
Phone: 604-679-3788
http://www.peterealty.com
xuenong@gmail.com



Active R3072643 Board: F Townhouse	26 20180 84 AVENUE Langley Willoughby Heights V3S 3M9	Residential Attached \$999,000 (LP) (SP)
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Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet): 0.00	Bathrooms: 4	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: CD-119
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,332.35
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-301-614	Tax Inc. Utilities?: No
View: :		Tour:
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: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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.: **No**
Fixtures Leased: **Yes: AC Equipment**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **TRATA 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**

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

Finished Floor (Main): 771	Units in Development: 153	Tot Units in Strata:	Locker: No
Finished Floor (Above): 771	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DAVIN MANAGEMENT LTD.	Mgmt. Co's #: 604-594-5643	
Finished Floor (Below): 324	Maint Fee: \$273.67	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,866 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,866 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 11			

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

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

Top Vision Realty Inc.

Experience modern living in this elegant 1,866 sq.ft. 3-level end-unit townhouse in desirable Willoughby. Bright and spacious, it offers 3 bedrooms, 3.5 baths, 9' ceilings, oversized windows, and natural gas forced-air heating. The main level features an open living/dining area and modern kitchen with premium finishes. Upstairs includes two bedrooms plus a luxurious primary suite with walk-in closet and ensuite. The lower level provides a flex space with full bath - ideal for an office, family room, or guest suite. AC unit (rear right) rented from Reliance. Close to top schools, parks, shops, and transit. This home has it all. Call now for private show!