



Presented by:
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Active **603 20325 85 AVENUE** Residential Attached
R2601182 Langley **\$828,000 (LP)**
 Board: F Willoughby Heights (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$828,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **2** Age: **0**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **905-013-887** Tax Inc. Utilities?: **No**
 View: **Yes :Complex Amenities Area** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Yorkson Park Central**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Heat Pump, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Legal: **SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Playground, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Free Stand F/P or Wdstove, Garage Door Opener, Microwave, Security - Roughed In, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 1,317	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.01	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,317 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Grand Total: 1,317 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht:	Short Term Lse-Details:		
# of Kitchens: 0			
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 15'			x	1	Main	4	Yes
Main	Dining Room	12'2 x 8'			x	2	Main	4	No
Main	Master Bedroom	11'10 x 10'9			x	3			No
Main	Bedroom	15'11 x 12'			x	4			No
Main	Bedroom	11'5 x '9			x	5			No
Main	Solarium	15' x 10'6			x	6			No
					x	7			No
					x	8			No

Listing Broker(s): **Performance Power Play Realty**

TOP FLOOR Condo with vaulted ceilings, **BRAND NEW 1475sqft = 1317sqft suite + 158sqft solarium w/ retractable windows. Features 3 beds + 2 full baths. Side by side garage parking in front of your large storage unit. Features 11ft ceilings, laminate floors throughout, and heated bathroom tile floors. Gourmet kitchen w/ quartz countertops, white shaker style cabinets, SS appliances, gas cooktop, fridge w/ ice/water, built in microwave and garburator. Energy Efficient heat pump w/ AC and natural gas BBQ outlet off the solarium. Great location in the building overlooking the complex greenspace. Amenities include a playground, exercise centre and meeting room. Strata fees are reasonable. Price + GST. Completion November 2021. Put this one at the top of your list!**