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#84 – 20540 66 Avenue, Langley

\$322,800.00

Three Bedroom In Desirable "Amberleigh"
1241 Square Feet Attractive Décor With Hardwood & Tile Floors
Great Location Overlooking Green Space/Playground
Resort Caliber Recreation Facilities

Tastefully decorated and updated, three bedroom, end unit in one of the best locations in desirable 'Amberleigh' overlooking central play area/green space. Three bedrooms, two baths, gorgeous hardwood floors on main and tile floors in foyer, tasteful decor with designer colors, striking mouldings and crowns, spacious living room with gas fireplace, spacious dining room and kitchen attractive cabinets with breakfast bar, eating area and door to large fenced rear yard. Upper level with three bedrooms including spacious master bedroom with four piece ensuite with twin sinks and stunning tile shower. Additional four piece bath with eye catching tile floor upstairs. In suite laundry upstairs. Entrance hall in lower level with gorgeous tile floor allows you to welcome guests out of the weather. Tandem garage with lots of storage.

A country club atmosphere prevails at the clubhouse with kitchen, fireside lounge with pool table, exercise room and fantastic pool, hot tub, sun drenched south facing patio area and adjoining central green space/play area.

A fantastic, affordable opportunity for the discerning Buyer looking for a three bedroom, tastefully decorated and updated, well kept unit in a great location in this desirable complex.

Doug or Bonnie Mitten



Prudential

**Power Play
Realty**

533-3231

Features Of This Home...

Main Level: 587 Square Feet

Living Room – 14.5' x 11.25' - Entertaining is easy in the spacious living room with gorgeous hardwood floors and cozy gas fireplace.



Dining Room – 11.5' x 11.25' - Spacious enough for any size dinner gathering and with views of the fireplace this super room with gorgeous hardwood floors will contribute towards many enjoyable evenings.



Kitchen – 18 x 13' - Gorgeous kitchen will excite the most accomplished gourmet with attractive cabinets, built-in dishwasher, breakfast bar and eating area with with door to rear patio and fenced rear yard.



Upper Level: 610 Square Feet

Master Bedroom – 11.66' x 11.25' - Spacious master pampers you with **4 piece ensuite** with gorgeous tile shower and twin sinks.



Bedroom – 11' x 8.5'



Bedroom – 8.5' x 8'



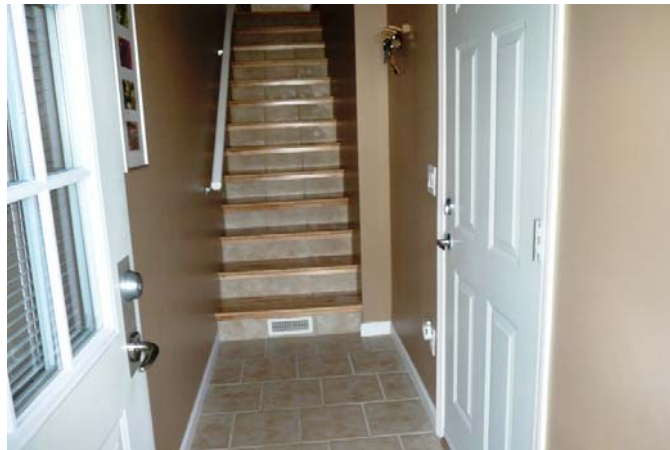
Laundry - Stacking washer and dryer conveniently located in closet in upstairs hallway.

Bathroom - 4 Piece



Lower Level: 44 Square Feet

Entrance Hall – 10' x 3.58' - With gorgeous tile floors the entrance hall allows you to greet guests out of the weather.



Parking:

Garage – 11' x 37.58'

Monthly Maintenance:

\$179 Per Month

2010 Taxes:

\$ 2330.19 Gross Tax Plus Utilities

Features Of This Fine Home...

- ★ **This Terrific 1241 Square Foot, Three Bedroom, End Unit Townhome In One Of The Best Locations In Desirable "Amberleigh" Is An Absolute Must See With Attractive Decor Highlighted By Designer Colour Scheme Coupled With Gorgeous Hardwood & Tile Floors, & Attractive Mouldings & Crowns.**

- ★ **Entertaining Is Easy In The Dining Room And Living Room With Cozy Gas Fireplace & Gorgeous Hardwood Floors.**
- ★ **Gorgeous Kitchen With Attractive Cabinets & Hardwood Floors, Built-In Dishwasher, Eating Area With Extra Cabinets And Sliding Door To Rear Patio And Spacious Fenced Yard.**



- ★ **Upper Level Boasts Laundry And Three Spacious Bedrooms Including Master Bedroom With Four Piece Ensuite With Twin Sinks And Four Piece Main Bath With Updated Tile Floor.**
- ★ **Lower Level With Gorgeous Foyer With Tile Floor Allows You To Greet Guests Out Of The Weather.**
- ★ **Double Tandem Garage.**

- ★ All This And More In Desirable "Amberleigh" Community With Convenient Central Location. A Country Club Atmosphere Prevails In The Clubhouse With Kitchen, Fireside Lounge, Deluxe Gym, Sundrenched Patio With Hot Tub And Outdoor Pool.





Amberleigh



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