

20-19913 70 AVENUE

THE BROOKS

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,477 SQFT



Welcome to The Brooks! This 3 bed 3 bath townhome is the one you have been waiting for! This high end home features radiant in-floor HW heating, on demand tankless HW & Low-E windows. This unit has added builder options which includes upgraded fireplace, backsplash, gas stove and more! Enjoy indoor/outdoor living with the great sized deck with a walk down to your fenced back yard as well as a gas BBQ hookup! This home also has a huge double tandem garage with room for a home gym or shop while still parking 2 cars. The Brooks is right next door to Routley park, & close to shops & transit. Don't miss out, come see it today!



778-751-4447

donavon@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

DONAVON ASH

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE

Walk Score
33

Somewhat Walkable

Most errands require a car

Transit Score
37

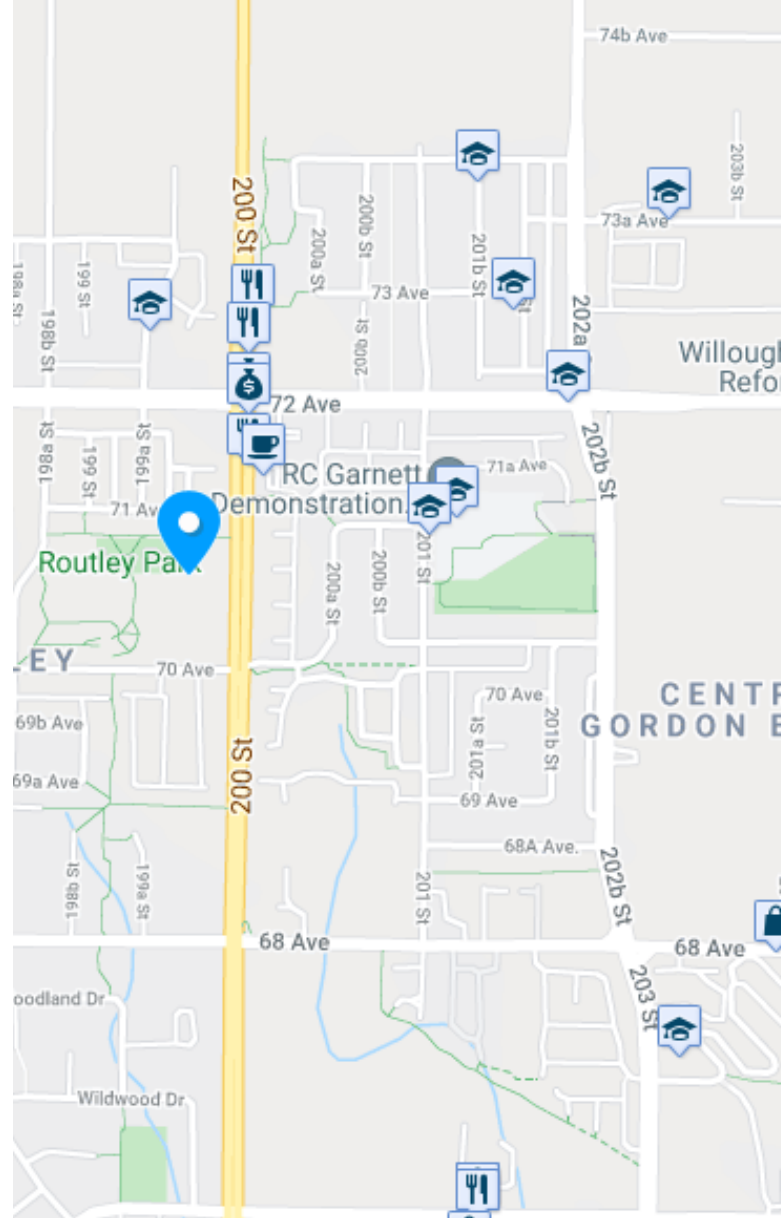
Some Transit

A few nearby public transportation options

Bike Score
63

Very Bikeable

Some bike infrastructure



COMMUTE to downtown Langley



6 min



13 min



17 min



44 min

SCHOOL CATCHMENT

Donna Gabriel Robins Elementary School

7844 208B Street

Langley, BC V2Y 3N9

(778) 726-5555

Peter Ewart Middle School

7755 202A Street

Langley, BC V2Y 1W4

(778) 726-4815

RE Mountain Secondary School

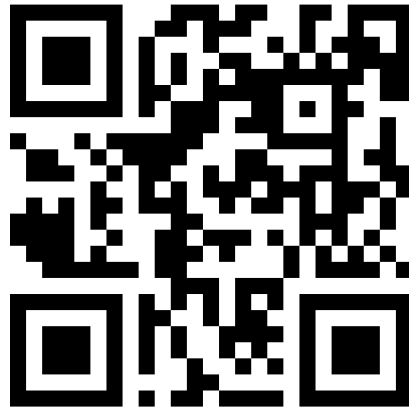
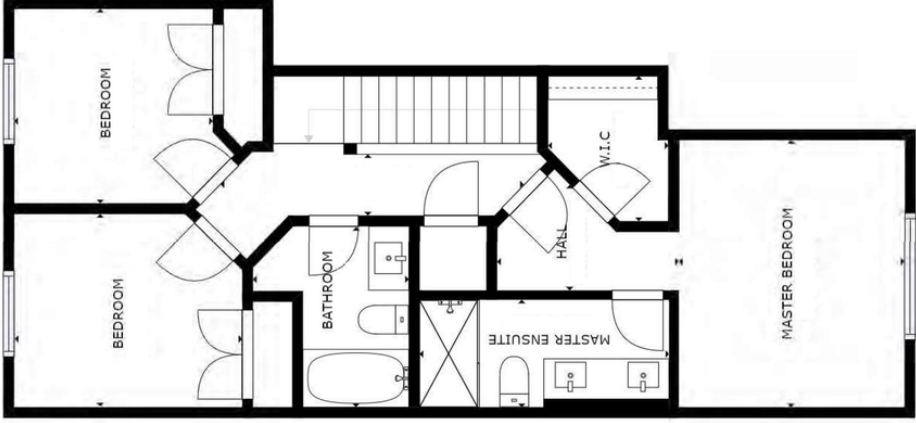
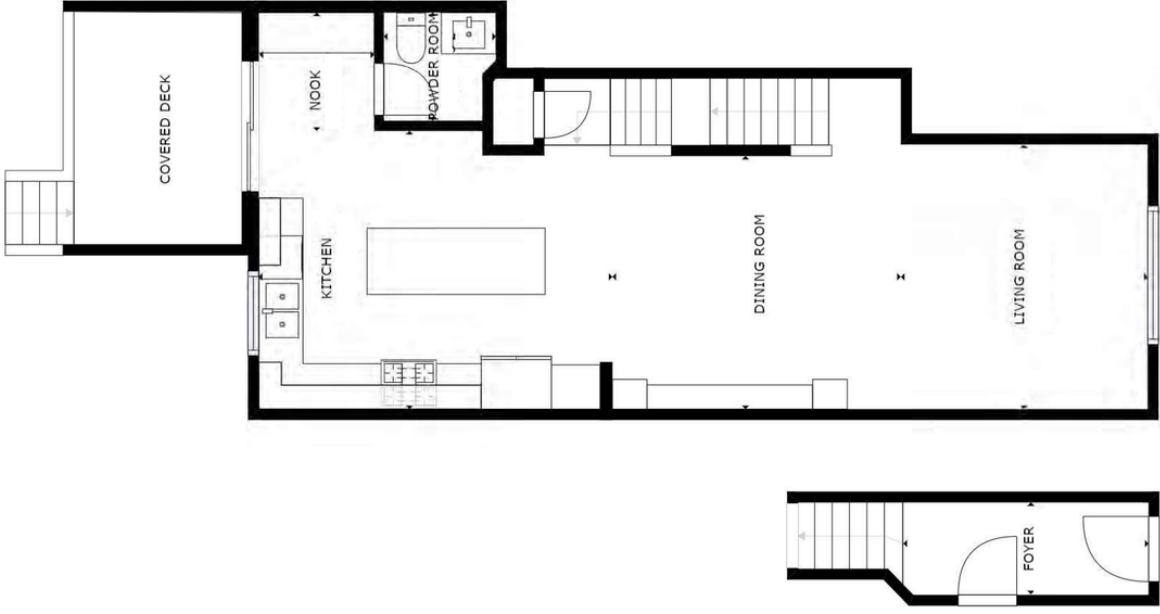
33355 Bevan Avenue,

Langley, BC V2Y 1W4

(604) 888-3033







Scan QR Code to view
Virtual Walkthrough
<https://rem.ax/TheBrooks>

GROSS INTERNAL AREA
FLOOR 1: 135 sq ft | FLOOR 2: 671 sq ft | FLOOR 3: 671 sq ft

Active
R2636710

Board: F
Townhouse

20 19913 70 AVENUE

Langley
Willoughby Heights
V2Y 0S9

Residential Attached

\$799,900 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$799,900**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2016**
Frontage(feet): Bathrooms: **3** Age: **5**
Frontage(metres): Full Baths: **2** Zoning: **CD-83**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,290.06**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **029-717-710** Tax Inc. Utilities?:
View: **No :**
Complex / Subdiv: **The Brooks**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Natural Gas, Radiant**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Legal: **PL EPS3138 LT 20 LD 36 SEC 15 TWP 8. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **671** Units in Development: Tot Units in Strata: Locker: **No**
Finished Floor (Above): **671** Exposure: Storeys in Building:
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Tribe Management** Mgmt. Co's #: **604-343-2601**
Finished Floor (Below): **135** Maint Fee: **\$244.83** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**
Finished Floor (Total): **1,477 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,477 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Basement: **Partly Finished** # or % of Rentals Allowed: **100%**
Crawl/Bsmt. Ht: # of Levels: **3** Short Term (<1yr) Rnt/Lse Alwd?: **Yes**
of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details: **n/a**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 13'8			x	1	Main	2	No
Main	Dining Room	11'8 x 10'7			x	2	Above	4	Yes
Main	Kitchen	13'1 x 12'8			x	3	Above	4	No
Main	Nook	5'4 x 8'5			x	4			No
Above	Master Bedroom	12'2 x 10'3			x	5			No
Above	Walk-In Closet	5'1 x 6'8			x	6			No
Above	Bedroom	9'10 x 8'10			x	7			No
Above	Bedroom	10'4 x 8'10			x	8			No

Listing Broker(s): **RE/MAX Treeland Realty**

REA Full Public

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

elevation
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THE BROOKS

STRATA PROPERTY FAQ

MAINTENANCE FEE: \$244.83

- Garbage pick-up
- Gardening
- Management
- Recreation Fac

RESTRICTIONS

- Rentals: Rentals Allowed
- Pets:
 - reasonable number of fish or other small aquarium animals;
 - a reasonable number of caged mammals;
 - up to 2 caged birds;
 - up to 2 dogs, or 2 cats, or one dog and one cat

*All information is approximate. Buyers to verify if important.

