



Presented by:  
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OAKWYNREALTY

**Sold**  
**R2632662**  
 Board: F  
 Apartment/Condo

**309 20376 86 AVENUE**  
 Langley  
 Willoughby Heights  
 NON ONO

Residential Attached  
**\$679,000 (LP)**  
**\$679,000 (SP)**

Enter your own heading here (via Customize --> Fields)



**Bedrooms:** 2  
**Bathrooms (Full / Half):** 2 / 0  
**Floor Area (sq. ft.):** 1,091  
**Year Built (approx.):** 2022  
**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Construction:** Frame - Wood  
**Style:** Ground Level Unit  
**Type of Parking:** Garage Underbuilding  
**Number of Parking Places:** 2

Located in the heart of Willoughby/Yorkson, this 1,091 sq.ft., 2 bed + flex, 2 bath has it all! Gourmet ktchn stocked w/ s/s high-end appliances inc. a 5-burner gas cooktop, 2 convection ovens, quartz cntrs & breakfast bar. Retreat to the spacious lvg rm w/ electric fireplace for a movie night, or step out to the STUNNING, enclosed glass solarium w/ retractable glass panels & gas hookup for BBQ that allow year round use! Master bed w/ elegant 4-piece ensuite complete w/ htd tile floor, quartz cntrs & a walk-in closet. Oversized flex rm is the perfect spot for your office! High-quality finishings w/AIR CONDITIONING, 2 parking & 1 large storage. Near the Carvolth exchange & close to all amenities!! High-quality design & stunning West Coast architecture meets enviable community connectivity!

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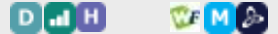
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DOM: **5** List Date: **11/11/2021** Expiry Date: **4/14/2022**  
 Prev. Price: **\$0** Original Price: **\$679,000** Sold Date: **11/16/2021**  
 Meas. Type: If new, GST/HST inc?: Approx. Year Built: **2022**  
 Frontage (feet): Bedrooms: **2** Age: **0**  
 Frontage (metres): Bathrooms: **2** Zoning: **CD**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **905-015-328** Tax Inc. Utilities?: **No**  
 View: **No :** Tour:  
 Complex / Subdiv: **YORKSON PARK EAST**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Mixed, Stone**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **600 metres** Dist. to School Bus: **1 blk**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Assign. of Contract**  
 Property Disc.: **No : Under Construction**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED**  
 Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main): **1,091**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,091sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,091sq. ft.**  
 Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **1**  
 # of Rooms: **7**

Units in Development:  
 Exposure: **Southwest**  
 Mgmt. Co's Name:  
 Maint Fee: **\$272.75**  
 Maint Fee Includes: **Gardening, Management**  
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed: **100 %**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Tot Units in Strata:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv:  
 Locker: **Yes**  
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Bath | Floor | #Pieces | Ensuite? |
|-------|----------------|--------------|-------|------|------------|------|-------|---------|----------|
| Main  | Living Room    | 17'6 x 12'   |       |      | x          | 1    | Main  | 4       | Yes      |
| Main  | Dining Room    | 13' x 8'10"  |       |      | x          | 2    | Main  | 4       | No       |
| Main  | Kitchen        | 10' x 8'     |       |      | x          | 3    |       |         | No       |
| Main  | Master Bedroom | 11'3 x 11'4" |       |      | x          | 4    |       |         | No       |
| Main  | Walk-In Closet | 5' x 3'      |       |      | x          | 5    |       |         | No       |
| Main  | Bedroom        | 10'2 x 11'3" |       |      | x          | 6    |       |         | No       |
| Main  | Flex Room      | 6'3 x 7'8"   |       |      | x          | 7    |       |         | No       |
|       |                |              |       |      | x          | 8    |       |         | No       |

List Broker 1: **RE/MAX Treeland Realty - Office: 604-533-3491** List Broker 3:  
 List Desig Agt 1: **Dave Robles - PREC - Phone: 604-862-5762** **dave@daverobles.ca**  
 List Broker 2:  
 List Desig Agt 2: **3:**  
 Sell Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788**  
 Sell Sales Rep 1: **Melanie Chow PREC\*** 2: **Tim Lu PREC\*** 3:  
 Owner: **\*\*Privacy Protected\*\***  
 Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE**  
 Occupancy: **Under Construction**

Realtor **PRIVACY PROTECTED - DO NOT SOLICIT. Assignment of Contract, Estimated Completion Date: August 15, 2022. Measurements from**  
 Remarks: **developers floorplan to be verified by Buyer/Buyer's realtor if deemed important. Bldg A Pets allowed with restrictions (2 pets upto 15 kg each), rentals allowed. Oak toned flooring, white swirl counters, white shaker kitchen cabinets. \*\*Photos from Showhome\*\***

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