

Presented by:
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Langley, Willoughby Heights Residential Detached
20425 82ND AV, V2Y 2A9 MLS# F1129474 **Active**



List Price: \$2,195,000

Complex/Subdiv:

| | | |
|--------------------------|----------------------|--------------------------|
| Frontage: 174.00 ft | Bedrooms: 4 | PID: 001-064-983 |
| Depth/Size: 635 (2.5 AC) | Bathrooms: 3 | Type: House with Acreage |
| Lot Area SqFt: 0.00 | Full Baths: 2 | Approx Yr Blt: 9999 |
| Rear Yard Exp: N | Half Baths: 1 | Age at List Date: 999 |
| Meas Type: Feet | If New GST/HST Incl: | Taxes: \$9,551 (2011) |
| Flood Plain: No | Zoning: SR-2 | |

View: Y - MOUNTAIN VIEW
 Serv. Connected: Electricity, Natural Gas, Storm Sewer, Water

| | | |
|--------------------------------|---|--|
| Style of Home: Basement Entry | Total Parking: 5 | Covered Parking: 1 |
| Construction: Frame - Wood | Parking Access: Front | |
| Foundation: Concrete Perimeter | Parking Facilities: Add. Parking Avail., Carport; Single, RV Parking Avail. | |
| Exterior: Stucco, Wood | | |
| Rainscreen: | R/I Plumbing: | Dist to Public Trans: 2 |
| Type of Roof: Asphalt | | Dist to School Bus: 2 |
| Renovations: Partly | Reno Year: 2004 | Possession: |
| Flooring: Mixed, Other | | Title to Land: Freehold NonStrata |
| Water Supply: City/Municipal | | Seller's Interest: Registered Owner |
| Heat/Fuel: Forced Air | | Mortgage Info: \$0 |
| No. of Fireplaces: 1 | R/I Fireplaces: | Property Disclosure: N - RENTAL PROPERTY |
| Fireplace Fuel: Wood | | Out Buildings: |
| Outdoor Area: None | | |
| Pad Rental: | | |
| Fixtures Leas: N | | |
| Fixt Removed: N | | |

Legal: PL 31984 LT 156 LD 36 SEC 26 TWP 8 PART SE 1/4.
 Amenities:
 Site Influences: Central Location, Private Setting, Private Yard, Shopping Nearby, Treed
 Features Incl: Stove

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 16'4" X 19'4" | | | X | | | X |
| Main F. | Kitchen | 10'6" X 13'4" | | | X | | | X |
| Main F. | Dining | 10'6" X 9'6" | | | X | | | X |
| Main F. | Master Bedroom | 13' X 13'8" | | | X | | | X |
| Below | Bedroom | 10'6" X 12' | | | X | | | X |
| Below | Bedroom | 13' X 13'6" | | | X | | | X |
| Below | Bedroom | 11' X 11'10" | | | X | | | X |
| Below | Office | 12' X 16' | | | X | | | X |
| | | | | | X | | | |
| | | | | | X | | | |

| | | |
|----------------------------------|----------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 1,200 | Total # Rooms: 8 | 1 4 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Up SqFt: 0 | # Kitchens: 1 | 2 2 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Down: 0 | Finished Levels: 2 | 3 3 Piece; Ensuite: Y; Level: Below |
| Finished Floor Bsmt SqFt: 0 | Crawl/Bsmt Height: 4 | |
| Total Finished Floor SqFt: 1,200 | Basement Area: Full | 5 |
| | | 6 |
| Unfinished Floor: 0 | Suite: None | 7 |
| Grand Total Floor Area: 1,200 | | 8 |

Listing Broker(s): HomeLife Glenayre Rlty.Co.Ltd.

2.5 Acre Development Property- designated single family in Yorkson NCP. Possibly 22-28 freehold building lots. Call for more information.