

# 11-21267 83A Ave, Langley

## Welcome to



## Yorkson Crescent in Willoughby Heights

Superb, detached home in YORKSON CRESCENT, a family friendly neighbourhood within walking distance to Lynn Fripps Elementary. Spacious five bedroom, four bath home with room for the whole family. Main floor is open-concept, perfect for entertaining. The home features engineered hardwood flooring, air conditioning, triple glazed windows, built-in vacuum, gas fireplace, renovated kitchen with soft close cabinets, oversized quartz island, walk in pantry, upgraded stainless Steel appliances, built-in dining buffet. An oversized luxury master bedroom and ensuite and three more large bedrooms up. Basement includes an extra bedroom, recreation room, bathroom and under the stair storage! A private landscaped back yard with patio that has a gas BBQ hookup. Double garage with plenty of space for all your tools.

604-514-9667 \* [janine@royalpage.ca](mailto:janine@royalpage.ca)

[askJanine.ca](http://askJanine.ca)





<b>Active</b> <b>R2695974</b>		<b>11 21267 83A AVENUE</b>		Residential Detached				
Board: F House/Single Family		Langley Willoughby Heights V2Y 0E6		<b>\$1,488,000</b> (LP) (SP)				
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type:		Bedrooms: <b>5</b>				
		Frontage(feet):		Bathrooms: <b>4</b>				
		Frontage(metres):		Full Baths: <b>3</b>				
		Depth / Size:		Half Baths: <b>1</b>				
		Lot Area (sq.ft.): <b>3,074.00</b>		Rear Yard Exp:				
		Lot Area (acres): <b>0.07</b>		P.I.D.: <b>028-947-401</b>				
		Flood Plain:		Tax Inc. Utilities?: <b>No</b>				
		View: :		Tour: <b>Virtual Tour URL</b>				
		Complex/Subdiv: <b>Yorkson Crescent</b>						
		Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>						
		Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>				
Style of Home: <b>2 Storey w/Bsmt.</b>		Total Parking: <b>4</b>		Covered Parking: <b>2</b>				
Construction: <b>Frame - Wood</b>		Parking: <b>Garage; Double</b>		Parking Access: <b>Front</b>				
Exterior: <b>Stone, Vinyl, Wood</b>		Driveway Finish:						
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit:		Dist. to School Bus:				
Renovations:		Title to Land: <b>Freehold Strata</b>		Land Lease Expiry Year:				
# of Fireplaces: <b>1</b> R.I. Fireplaces:		Property Disc.: <b>Yes</b>						
Fireplace Fuel: <b>Natural Gas</b>		Fixtures Leased: <b>Yes :Ring Doorbell</b>						
Fuel/Heating: <b>Forced Air, Natural Gas</b>		Reno. Year:						
Outdoor Area: <b>Fenced Yard, Patio(s)</b>		Rain Screen:						
Type of Roof: <b>Asphalt</b>		Metered Water:						
		R.I. Plumbing:						
		Fixtures Rmvd: <b>Yes :Ring Doorbell</b>						
		Floor Finish: <b>Hardwood, Tile, Carpet</b>						
Legal: <b>STRATA LOT 7, PLAN BCS4370, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b>								
Amenities: <b>None</b>								
Site Influences: <b>Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby</b>								
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Range Top, Security - Roughed In, Smoke Alarm, Vacuum - Built In</b>								
Finished Floor (Main): <b>2,006</b>		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>0</b>		<b>Main</b>	<b>Foyer</b>	<b>7'5 x 5'</b>			<b>x</b>	Floor #Pcs
Finished Floor (AbvMain2): <b>0</b>		<b>Main</b>	<b>Dining Room</b>	<b>12' x 10'1</b>			<b>x</b>	<b>Main 2</b>
Finished Floor (Below): <b>0</b>		<b>Main</b>	<b>Kitchen</b>	<b>12'7 x 10'</b>			<b>x</b>	<b>Above 5</b>
Finished Floor (Basement): <b>852</b>		<b>Main</b>	<b>Living Room</b>	<b>16'11 x 14'10</b>			<b>x</b>	<b>Above 4</b>
Finished Floor (Total): <b>2,858sq. ft.</b>		<b>Above</b>	<b>Master Bedroom</b>	<b>18'11 x 17'8</b>			<b>x</b>	<b>Bsmt 4</b>
Unfinished Floor: <b>0</b>		<b>Above</b>	<b>Bedroom</b>	<b>11'11 x 10'3</b>			<b>x</b>	
Grand Total: <b>2,858sq. ft.</b>		<b>Above</b>	<b>Bedroom</b>	<b>13'7 x 9'11</b>			<b>x</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		<b>Above</b>	<b>Bedroom</b>	<b>13'1 x 10'6</b>			<b>x</b>	
Suite: <b>None</b>		<b>Bsmt</b>	<b>Recreation Room</b>	<b>20'1 x 16'5</b>			<b>x</b>	
Basement: <b>Fully Finished</b>		<b>Bsmt</b>	<b>Bedroom</b>	<b>13'5 x 8'11</b>			<b>x</b>	
				<b>x</b>			<b>x</b>	
				<b>x</b>			<b>x</b>	
				<b>x</b>			<b>x</b>	
Crawl/Bsmt. Height: # of Levels: <b>3</b>		Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>1</b> # of Rooms: <b>10</b>		MHR#:		CSA/BCE:		Maint. Fee: <b>\$247.18</b>		
		ByLaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>						
Listing Broker(s): <b>Royal LePage - Wolstencroft</b>								

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# FLOOR PLAN



#11 21267 83A Avenue  
Langley, BC

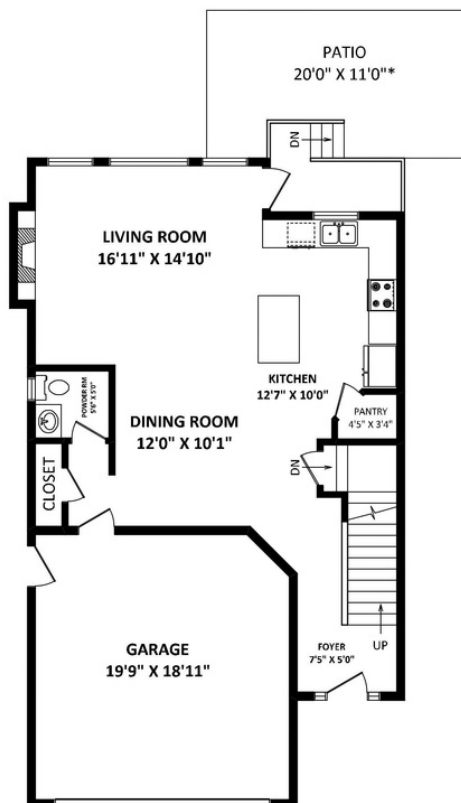
TOTAL FINISHED AREA: 2797 SQ.FT.

OTHER AREA(S)

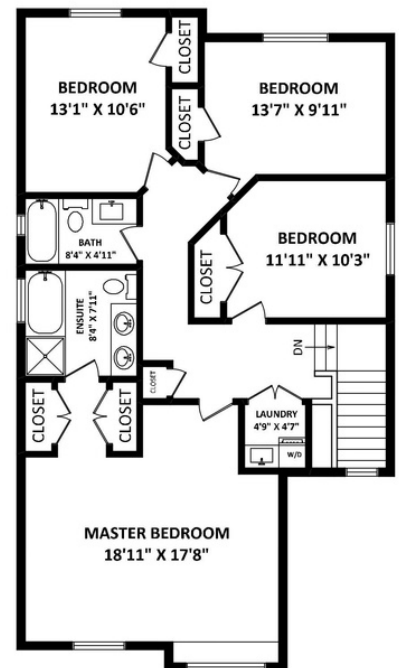
GARAGE: 382 SQ.FT.  
PATIO: 220 SQ.FT.\*



LOWER FLOOR: 802 SQ.FT.



MAIN FLOOR: 837 SQ.FT.



UPPER FLOOR: 1158 SQ.FT.

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT



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135-19665 64AV. Langley. All information while deemed to be correct is not guaranteed



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PHOTOS



FOR MORE PHOTOS & VIRTUAL TOUR

[www.askJanine.ca](http://www.askJanine.ca)