



Great room plan with vaulted ceilings



Stainless steel appliances and Quartz counters

#61 21867 50th Avenue, Langley  
 \$649,900.00

3 + Den 
 2.5 
 2 
 2 Pets



Double sink vanity in Master Ensuite



Cozy electric fireplace, great place to unwind



Generous size island with ample kitchen cabinetry



Wrap around fully fenced yard with covered patio



End Unit! A town home that feels like a house.



Call Jodi for more information  
 604-833-JODI (5634)

Top 1% Fraser Valley Real Estate Board\*

\* 0.7-1.7% 2008-2016 not intended to solicit homes already listed for sale.

4 MINUTE DRIVE  
 K-5 James Hill Elementary School  
 27330 28 Ave, Aldergrove

6 MINUTE DRIVE  
 6-8 H.D. Stafford Middle School  
 20441 Grade Crescent, Langley

4 MINUTE DRIVE  
 9-12 Langley Secondary School  
 22144 Old Yale Rd, Langley



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#worksmartplayhardbekind











### LOCAL SCHOOLS



Elementary 4 MIN DRIVE K-5 James Hill Elementary, 22144 Old Yale Road  
 Middle 6 MIN DRIVE 6-8 H.D. Stafford Middle School, 20441 Grade Crescent  
 French Immersion 7 MIN DRIVE Belmont Elementary School, 20390 40 Ave  
 High School 4 MIN DRIVE 9-12 Langley Secondary 21405 - 56th Avenue



### MAIN COMPONENTS

Walkscore 43  
 Tim Hortons, McDonald's at  
 the corner of 216/Fraser  
 Wiring Copper  
 Plumbing Copper  
 Gas shut off N/A  
 Water shut off  
 Beside water heater  
 Windows DbI-Glazed Vinyl  
 Attic Location light/ladder  
 In Walk-In Closet.  
 Crawl space-light/ladder  
 No Crawl  
 Alarm-owned or leased  
 No Alarm  
 Age of home 5  
 Roof age 5  
 Roof type Asphalt  
 Heating Electric  
 Age hot water tank 5  
 Latent defect No  
 Fireplace # 1 fireplace,  
 Electric in living room.  
 Fireplace serviced No  
 Accessories/roughed in  
 Alarm  
 Appliances Stainless-  
 Steel Whirlpool appliances,  
 including microwave hood  
 fan.

### STRATA

storage locker # N/A  
 Pet restrictions  
2 pets any size.  
 Rental restrictions None.  
 Age restriction None.  
 Contingency \$297,122  
 Depreciation report Yes  
 Any assessments No  
 # units in complex 70  
 Mailbox # -  
 Parking stall # Garage  
 Builder -  
 Maintenance fees \$291.46  
 BBQ's ok Yes  
 Amenities In-Suite laundry.



### ROOM DIMENSIONS

MAIN:  
 Kitchen 14'11 x 14'2  
 Great Room 15' x 13'6  
 Dining Room 14' x 10'4  
 Den 11'6 x 9'8  
 ABOVE:  
 Master Bedroom 14'11 x 12'8  
 Bedroom 10'8 x 10'2  
 Bedroom 10'2 x 9'6  
 Covered patio 11'8 x 13'

### SQUARE FOOTAGE

Total 1,607  
 Main floor 798  
 Above 809  
 Basement n/a  
 Other \_\_\_\_\_  
 Bathrooms 2 pc on main.  
5 pc en suite.  
4 pc main bath upstairs.

### PARKING

GARAGE:  
 Door Height 6'10"  
 Size 18'10' long  
 Driveway No  
 Parking 2  
 Gated n/a  
 Extra parking -  
 RV -  
 Other Lots of parking around.

### OTHER

View No  
 water / greenbelt / protected  
 BI/RI vacuum No  
 BI/RI security Yes  
 Other 7' long island in kitchen  
18' high vaulted ceilings.  
 Ethernet & Cable in all rooms.  
 Fire-Suppression sprinklers.  
 Garburator and elec. fireplace.

Gross Taxes \$3,337.14 Tax Assessment 391,000  
 Avg. Electric/Mo. \$165.00 Avg. Gas/Mo. N/A

## FINANCIAL

Home Insurance Provider Westland Insurance Cost per Year 300  
 Cash to Close \*\$ 53,898.00  
 \*Down Payment \$ 39,900.00 \*\*Mortgage PMT \$ 2,854.55  
 \*Property Purchase Tax \$ 10,998.00 \*\*Net Taxes \$ 230.00/mo  
 \*Closing Costs \$ 3,000.00 Total/Month \*\*\$ 3,084.55  
 \*Maintenance Fees \$ 291.46 i% 2.54 and term 5 yr term \$ 124,215.00

Combined  
Income to  
Qualify:

### PERSONAL

Why are the owners selling?  
Downsizing  
 Years Resided? 5 yrs  
 Original Purchase Price?  
\$419,900.00  
 Neighbors Retired on both  
sidea, but there are a lot of  
kids in the complex.

Murrayville beauty! This is the one you have been waiting for! The fussiest of buyers will be impressed. This townhome feels like a HOUSE. Located in a cul de sac of residential homes! Double garage plus parking for your whole family right at your front door! This END UNIT offers an abundance of natural light with extra windows and vaulted ceilings. This GREAT ROOM plan is wonderful for entertaining with ample kitchen cupboards, large island, gas fireplace and a spacious covered patio off your dining room, great for BBQ's, The main floor den can easily be used as a 4th bedroom plus there are 3 bedrooms upstairs, 2 full baths and 2 piece powder room on the Main floor. No rental restrictions, 2 pets any size welcome.



### BUS

Closest Bus is 0.4KM  
 503-Aldergrove/Ctrl Station  
 503-Langley Center  
 C60 EB- Langley/Hospital  
 C61 - Langley Center/Brookwood



\*The information provided while deemed to be correct, is not guaranteed. Please check all information prior to subject removal.