



WILLOUGHBY HEIGHTS



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REMODELED BASEMENT

Home with three bedrooms and two full baths up. Great street appeal! Walk to the mall, bus and easy access to highway #1. Light rapid train will connect Guildford mall and Willowbrook mall, 12 new proposed stops with one at 196 and Fraser Hwy.





OPEN LIVING AND DINING ROOM



New kitchen and Stainless Steel appliances, modern laminate floors, stylish backsplash and countertops.





SCHOOLS

Elementary: K-5 Langley Meadows Community Elementary
2244 Willoughby Way, Langley | 2 Min Drive

Middle: 6-8 Yorkson Creek Middle
20686 84 Avenue, Langley | 10 Min Drive

Secondary: 9-12 R.E. Mountain Secondary
7755 - 202A Street, Langley | 6 min Drive

French Immersion: Martha Currie Elementary
5811 184 Street, Surrey | 7 Min Drive

BUS/SKYTRAIN

- 501 to Surrey Central Station Expo Line Skytrain/ Willowbrook Shopping Center; walk Northbound along 200th Street on the far side of 68th Avenue.
- 364 to Scottsdale exchange; Walk Westbound along 64th Ave on the far side of 197 street.
- Proposed Skytrain/LRT Station nearest approx. location; Fraser Hwy and 196th | 4 Min drive 2.8km



NEIGHBOURHOOD

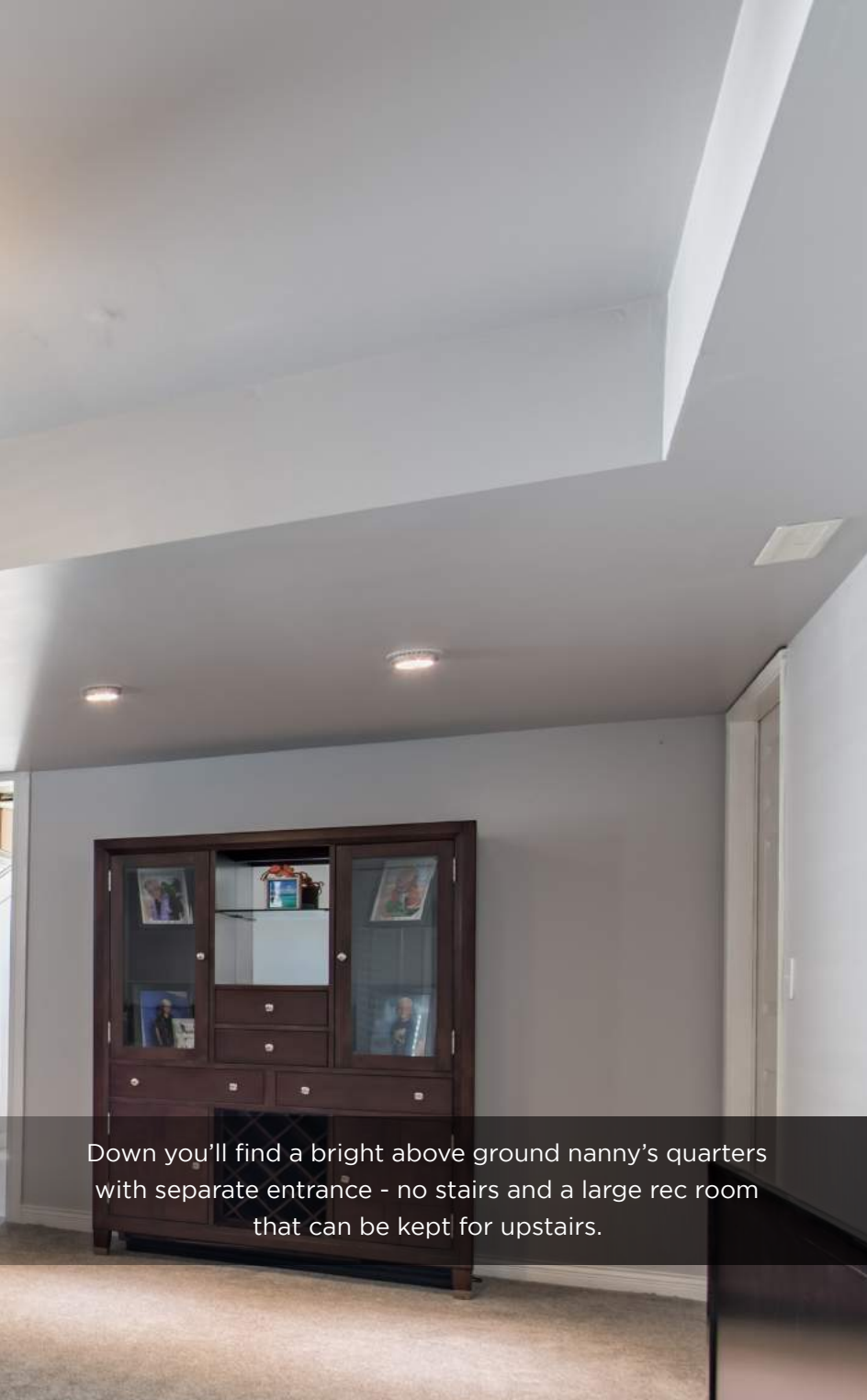
Neighbours who live on the West side of the home are a young couple with an 8-month-old baby, East side is a family with teens, North and South both couples with young kids.



Master Bedroom



Master Bedroom Ensuite



Down you'll find a bright above ground nanny's quarters with separate entrance - no stairs and a large rec room that can be kept for upstairs.



Nanny Quarters Kitchen

PROPERTY OVERVIEW

Price:	\$849,900.00
Style:	Two Level Basement Entry Home
Warranty:	No
Walk Score:	51
Fireplaces:	1-Wood
Year Built:	1985
Home Square Feet:	2,145 Total 1,085 Main 1,060 Below
Lot size:	100' Depth and 50' Frontage
Room for a shop:	Yes
Ceiling Height:	8 feet
Roof:	Asphalt
Framing:	Wood
Windows:	Double Glazed Aluminum
Wiring:	Copper
Plumbing:	Pex, Poly B and Copper
Hot water:	Left Side of the Hot Water Tank
Hot Water System:	Hot Water Tank
Gas Shut off:	Gas Meter
Furnace:	33 Years Old
Water:	City
Attic Location:	Bedroom - No Light
Smoke alarm:	On Each Level
Vacuum:	N/A
Driveway:	30 Feet Long
Parking:	2 Cars or One Truck, No Vehicle Access to the Backyard
Security Alarm:	Owned
Garbage Day:	Monday
Mail Delivery:	To Door
Gross Taxes:	\$3,918.18 Not Including Utilities
Assessment:	\$648,000.00
Electric:	\$290.00 Average Per Month
Gas:	\$63.00 Average Per Month
Zoning:	Res
Easements:	No
Latent defect:	No
Owners Resided:	14 Years

ROOM DIMENSIONS

MAIN

Living Room:	13' x 11'
Dining Room:	11' x 9'
Kitchen:	11' x 11'
Master Bedroom:	16' x 11'
Bedroom:	12' x 9'
Bedroom:	9' x 9'

BELOW

Kitchen:	13' x 11'
Living Room:	11' x 10'
Bedroom:	11' x 10'9
Bedroom:	20' x 12'
Laundry:	11' x 5'5

BATHROOMS

Main:	3-Piece Ensuite, 4-Piece
Below:	4-Piece

NEARBY AMENITIES

GROCERY STORE

REAL CANADIAN SUPERSTORE

19851 Willowbrook Drive, Langley | 4 Min Drive 1.3 km

WALMART LANGLEY SUPERCENTRE

20202 66 Avenue, Langley | 3 Min Drive 1.6 km

SAVE-ON-FOODS

17745 64 Avenue, Surrey | 7 Min Drive 4.8 km

M&M FOOD MARKET

6175-200 Street, Bldg. D, Langley | 5 Min Drive 2.0 km

COSTCO WHOLESALE

20499 64 Avenue, Langley | 7 Min Drive 2.4 km

PARKS/RECREATION/LIBRARY

KAZTIE PARK

19373 68th Avenue, Surrey | 1 Min Drive 600 m

Features a pond and natural habitat area with a walking loop and viewing platform.

HARTNELL PARK

7065 195 Street, Surrey | 2 Min Drive 900 m

1 acre; Open green space.

STARR PARK

19333 66 Avenue, Surrey | 3 Min Drive 1.1 km

2.2 Acre; Features a playground with lots of seating.

CLAY CLAYTON DOG OFF-LEASH PARK

7011 188 Street, Surrey | 4 Min Drive 2.3 km

LANGLEY MEADOWS PARK

19916 64 Avenue, Langley | 3 Min Drive 1.2 km

Features Tennis/pickleball courts, ball fields, walking paths and play area.

UPLANDS DOG OFF-LEASH PARK

4441 206 Street, Langley | 13 Min Drive 7.8 km

WILLOWBROOK RECREATION CENTRE

20338 65 Avenue, Langley | 4 Min Drive 2.2 km

WILLOUGHBY COMMUNITY CENTRE

7888 200 Street, Langley | 5 Min Drive 3.3 km

TIMMS COMMUNITY CENTRE

20399 Douglas Crescent, Langley | 8 Min Drive 3.9 km

NATIONAL HOCKEY TRAINING CENTRE

20740 Mufford Crescent #110, Langley | 5 Min Drive 3.0 km

MURIEL ARNASON LIBRARY

20338 65 Avenue, Langley | 4 Min Drive 2.0 km

EQUESTRIAN CENTERS

MILNER DOWNS EQUESTRIAN CENTER (2005) LTD

21795 64 Avenue, Langley | 9 Min Drive 5.4 km

A & T EQUESTRIAN CENTER

4615 190 Street, Surrey | 9 Min Drive 6.0 km

LOS VIENTOS EQUESTRIAN CENTRE

21431 24th Avenue, Langley | 16 Min Drive 12.3 km

GOLF COURSES

CLAYTON HILLS GOLF COURSE

5640 188 Street, Surrey | 7 Min Drive 4.2 km

NEWLANDS GOLF AND COUNTRY CLUB

21025 48 Avenue, Langley | 10 Min Drive 6.9 km

SURREY GOLF COURSE

7700 168 Street, Surrey | 10 Min Drive 7.2 km

WINERY

FRIENDS LANGLEY VINEYARD

5708 Glover Road, Langley | 9 Min Drive 3.6 km

CRESCENT WINES

20535 Douglas Crescent, Langley | 10 Min Drive 4.1 km

AIRPORT/US BORDER/FERRY

TSAWWASSEN TERMINAL

1 Ferry Causeway, Delta | 41 Min Drive 45.9 km

VANCOUVER INTERNATIONAL AIRPORT

3211 Grant McConachie Way, Richmond | 43 Min Drive 51.0 km

PEACE ARCH POINT OF ENTRY - U.S. CUSTOMS

123 2nd Street, Blaine, Washington | 28 Min Drive 20.9 km



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