

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**415 20376 86 Avenue, Yorkson Park, Langley, BC, V0V 0V0, Canada**

**MLS®# R2746012**

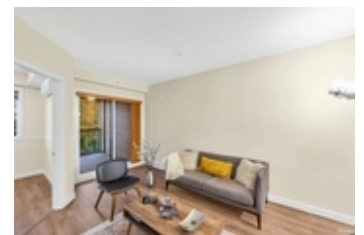


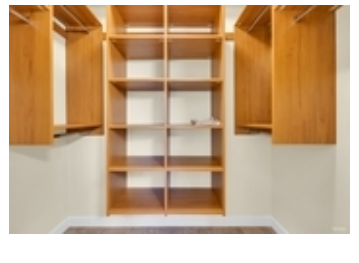
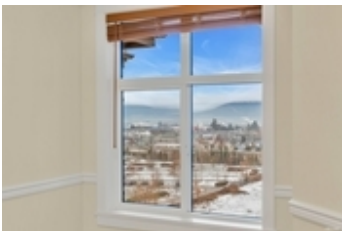
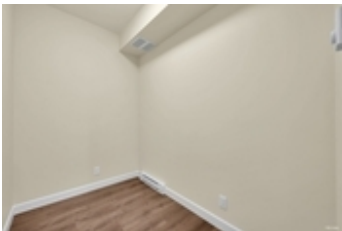
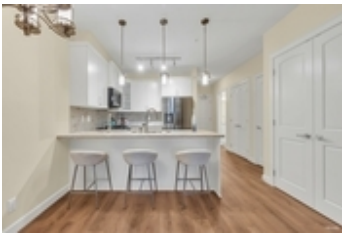
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<b>Property Value</b>	\$644,999
<b>Type</b>	Condo
<b>Parking</b>	2 cars
<b>Year Built</b>	2022
<b>Taxes</b>	Not Available Yet
<b>Living Area</b>	890 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full
<b>Maintenance Fee</b>	\$217.83

### Description

Assignment of Contract. YORKSON PARK, centrally located in the heart of Willoughby! Spacious south facing 2 bed + den, 2 bath boasts 9' ceilings and an amazing layout! PLUS an extra 83 sqft stunning enclosed solarium w/ retractable glass panels & gas hookup for BBQ overlooking a beautiful green space! Gourmet kitchen w/ stainless steel appliances, Natural Gas stove, Quartz countertops and luxury tile heated floors in your bathroom! This amazing property features Heat Pump A/C, 2 parking stalls and a private storage locker! Innovative energy efficient building construction with ABOVE code insulation, Low E windows & EV car charging! Superb location with access to all major highways and transit is just steps away! Estimated completion November 28th 2022.





**High-end Appliances:**

**SAMSUNG**

**Refrigerator:**

- French door
- Stainless steel
- Water and ice dispenser
- Energy Star certified
- Auto defrost
- SmartThings compatible

**Range:**

- Electric
- Stainless steel
- Self-cleaning
- Convection
- Broil
- Grill
- Warm hold
- Preheat
- Keep warm
- Power boost
- SmartThings compatible

**Washer/Dryer:**

- Front load
- Stainless steel
- Energy Star certified
- SmartThings compatible



**Suite 21**

**2 Bedroom + Flex**

**Livable: 973 sq.ft.**

**Suite 890 sq.ft. + Solarium/deck 83 sq.ft.**

**Features:**

- Solarium/Balcony
- Air Conditioning
- Stainless Steel Appliances
- 2 Car Parking

