

605 20328 86 Avenue, Langley

\$845,900

Livable: 1698 sq.ft.  
Suite 1514 sq.ft. + Solarium/deck 184 sq.ft.



- Solarium Balcony
- Solarium Balcony Conditioning
- Air Conditioning
- Extra Wide Driveway  
Every Unit has 2 Car Parking
- Huge Storage Garage
- Natural Gas Range/BBQ
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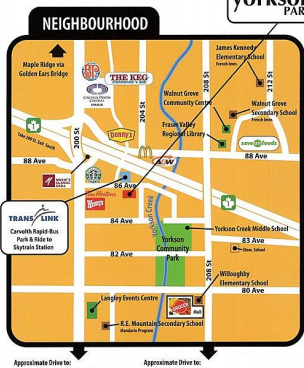
Large 3 Bdrm plus Den with North mountain view, transit, shopping, and greenbelt areas all near by \*\*\*Completion & Possession Mountain View. Top quality design with many extras.\*\*\* Completion & Possession Nov5th of 2021\*\*\* 21 reasons to buy check it out. Note-- Top Floor unit- Building C

KEY INFORMATION

MLS® R2510960  
Residential Attached  
Willoughby Heights  
3 Bedrooms  
2 Bathrooms  
1,698 SF  
\$339.60 Maintenance Fees

FEATURES

Year Built: 2021  
Views: Mountain  
Listed By: Performance Power Play Realty



**Top 5 Items that are key to RESALE value**

- SOLARIUM BALCONIES
- STORAGE GARAGE
- PARKING 2 CARS
- AIR CONDITIONING
- TRANSIT

- 1. Solarium Balconies:** Developed in Scandinavia, enclosed glass balconies and patios are an unclassified success in the shared condo markets. Yorkson Park has a Solarium Balcony or Patio. Features glass panels allow you the best of the balcony for **sunlight and privacy**.
  - Solarium have a hose connection and floor drain.
  - **WATERPROOF** outlets is standard.
  - Built-in ceiling fans and ground air movement.
  - An electrical outlet is capable of powering an electric patio heater.
  - Glass enclosed features add aesthetic and insulating value.
- 2. Storage & Electric Cars:**
  - Quality storage is key to convenience and **SALES**.
  - Some buildings have storage, some have **HOV** spaces. At Yorkson Park **EVERY UNIT HAS STORAGE** for your convenience.
  - Storage garages vary in size but **EVERY UNIT HAS STORAGE** for your convenience.
  - Storage garages have interior light and an electrical outlet.
  - Room enough for your freezer and bicycle storage.
  - There is enough power to charge an **EV** with a Level 1 charger.
- 3. Parking:**
  - A **200% OVERSIZED** parking garage with 2 underground parking spots.
  - At Yorkson Park **EVERY UNIT HAS 2 CAR PARKING**.
  - This also keeps congestion off the street.
  - Extra high-rise parking can handle **EV** in almost all states.
  - One of your parking spots can accommodate an electric car.
- 4. Air Conditioning & Heat Pumps:**
  - Air conditioning is a **200% OVERSIZED** feature.
  - We offer high efficiency heat pump system.
  - Our system uses **EFFICIENT BASE PANEL TECHNOLOGY** to save energy.
  - Ductless split system delivers cool air direct to each bedroom and the main living and dining area.
  - Heat pump technology transfers heat in or out of your home for less electricity and cooling.
- 5. Natural Gas:**

- 6. Technology:**
  - State-of-the-art fibre optic cabling to the building.
  - **STATE-OF-THE-ART CABLE** throughout your suite (phone, cable, internet).
  - Bedrooms and kitchens have an electrical outlet that includes **USB** charging ports. (Involving adapters, all over the place).
  - Advanced thermostats.
- 7. Quality:**
  - Most buildings are built for "rental grade", **YORKSON PARK** is different.
  - Our high quality is easy to spot:
    - High end materials
    - High end moulding package
    - 9 ft ceilings
    - 7 ft door height (not the "standard" 6 ft - 8 in)
    - Interior doors are **BRILLIANT**
    - Overlap windows
    - Windows are energy efficient Low E
    - Windows are coated on all sides
    - Attractive fireplace
- 8. 9 foot Ceilings and 7 foot Doors:**
  - Old fashioned construction and even most of today's high-rise buildings have 8 foot high ceilings. Yorkson Park comes with **9** foot ceilings.

