

417 20932 83 Avenue, Langley

\$630,000



QUADRA
HOMES

Kensington Gate

Welcome to Kensington Gate brought to you by Quadra Homes. This luxurious junior two bedroom home on the fourth floor offer Gourmet kitchen stocked with stainless steel, high end appliances including a 5 burner gas cooktop, convection oven, quartz countertops. Heated tile floors in the bathroom, 9 ft ceilings, oversized windows. High quality finishings and A/C included!!! The 11'6 x 8'10 patio includes gas hook up for BBQ. Great, quiet location. Underground parking space with access for electric car charger and a large storage locker! completion fall 2025. call for more information.

KEY INFORMATION

MLS® R2940776

Residential Attached

Walnut Grove

2 Bedrooms

1 Bathroom

652 SF

\$399.00 Maintenance Fees

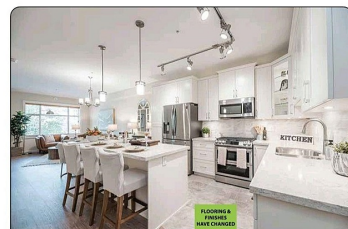
FEATURES

Year Built: 2025

Listed By: Royal Pacific Realty (Kingsway) Ltd.



- GOURMET KITCHEN**
1. **Stainless steel** french doors and freezer drawer
 2. Stainless fridge (french doors and freezer drawer) **filtered ice/water dispenser**
 3. Stainless dishwasher with **stainless interior**
 4. Built-in stainless microwave
 5. Built-in sink garburator
 6. White Shaker cabinet doors
 7. Recessed LED lighting under upper cabinets
 8. **Soft-closing** cabinet doors & full-extension, soft-closing drawers
 9. Quartz countertops
 10. Full-height tile backsplash between countertop and upper cabinets
 11. Extra-height upper cabinets (more storage)
 12. Most kitchens have a **lazy susan** cabinet
 13. Most upper inside corner cabinets have a lighted glass feature
 14. High-end kitchen faucet with built-in sprayer
 15. **60/40 under-mount** stainless sink
 16. Some kitchens have a pantry with **pull-out shelves**
 17. Multi-port communications outlet and USB power outlet
 18. **9' ceilings** with high-end LED lighting



HIGH-END APPLIANCES

- Refrigerator:
 - Stainless steel
 - French doors with lower freezer drawer
 - ice and water** dispenser
- Range:
 - 5 burner stainless steel
 - Stainless natural gas cooktop
 - True convection connection with preheat air
- Dishwasher:
 - Stainless steel
 - soft-close** and exterior
- Microwave:
 - built-in** stainless steel
 - LED** microwave oven
 - Loaded with features

NOTE: Each unit also includes a built-in heating and air conditioning unit.

TRANSIT

Langley Express Bus with direct connection to Skytrain, leaves regularly from the Carvoth Exchange (BC Transit) to the Lougheed Town Centre SkyTrain Station.

Kensington Gate is a 4 minute drive to the Carvoth Exchange, or 12 minutes via bus #935 that runs up 208 St.

INTERIOR DESIGN

- We avoid the minimalist "showroom" look, inside our suites
- Professional color and interior designers **specialize in color**
- High-end moulding package
- High-end fixtures and appliances
- Black door systems (not vinyl)
- European mirrors
- High-end cabinetry and carpentry
- Decorative wallplates
- Generous use of mirrors, tile and quartz

ENERGY EFFICIENT

Energy Efficiency:

- Energy efficient lighting **LED (not CFL or incandescent)** on ceiling and main floor
- Our hot water system uses high tech boilers to cut gas consumption
- Our smart package includes an air vents part of insulation
- Use of energy efficient lighting throughout

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