

BUILDING BROCHURE

THE BROOKS

19913 70 Ave. · Langley, BC V2Y 1R4 · Willoughby Heights



Scan to view online



1 FOR SALE
FROM \$809,000

8 SOLD · 12 MO
\$765,000-\$985,000



Unit Mix

3 Bedroom

44 units
1,420 – 1,978 sf
from \$609,000

4 Bedroom

8 units
1,916 – 2,132 sf
from \$915,000

For Sale in The Brooks & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$809,000	3 / 3	1483 sf	\$546	39 19913 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1496 sf	\$521	2026-07-10
\$825,000	3 / 3ba	1555 sf	\$531	2026-04-09
\$895,000	3 / 4ba	1930 sf	\$464	2026-04-03
\$825,000	3 / 3ba	1631 sf	\$506	2026-02-27

Value & Financing

Price Positioning

\$546 /sq ft

Active listings here average **\$546/sf** vs **\$639/sf** across Willoughby Heights.

15% below area average

Mortgage Snapshot

\$3,875 /mo

Entry price (from) **\$809,000**

20% down payment **\$161,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2018	LEVELS 3	SUITES 101	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3138	DEVELOPER Apex Custom Homes Ltd
MANAGEMENT Campbell Strata Management Ltd			

Overview

The Brooks - 19913 70th Avenue, Langley, BC V2Y 1R4, Canada. Strata Plan EPS3138. Crossroads are 70th Avenue and 200 Street. This development features 101, 3-storey townhouses. Completed in 2015. Ranging from 1,476 square feet to 1,944 square feet. A Community within a Community, multiple play areas throughout the site create convenient places for children to play and make new friends. Amenity Building is an ideal gathering place for Pot-Luck Dinners, Meetings or Birthday Parties. The lower level offers a large indoor play area for all ages. Developed by Apex Custom Homes Ltd.

Adjacent to Routley Park. Schools nearby are R.C. Garnett Demonstration Elementary, Katzie Elementary and R.E. Mountain Secondary School. Grocery stores or supermarkets nearby are Moreno's Market & Deli Ltd, Willoughby Market Ltd and Fruiticana.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Playground

Maintenance Fees Include

- ✓ Management

Location



Les Twarog

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