

BUILDING BROCHURE

SUNPOINTE

20326 68th Ave. · Langley, BC V2Y 0E3 · Willoughby Heights



Scan to view online



2 FOR SALE
FROM \$649,900

5 SOLD · 12 MO
\$725,000–\$941,500



Unit Mix

2 Bedroom

5 units
1,276 – 1,379 sf
from \$554,700

3 Bedroom

21 units
1,473 – 2,176 sf
from \$672,500

4 Bedroom

8 units
1,583 – 2,189 sf
from \$635,000

For Sale in Sunpointe & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$770,000	3 / 2	1562 sf	\$493	40 20326 68 AVENUE
\$649,900	2 / 2	1276 sf	\$509	3 20326 68 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$725,000	3 / 2ba	1539 sf	\$471	2026-07-23
\$728,000	3 / 2ba	1539 sf	\$473	2026-05-31
\$879,900	4 / 4ba	2189 sf	\$402	2026-03-16
\$898,000	3 / 4ba	1874 sf	\$479	2026-01-26

Value & Financing

Price Positioning

\$501 /sq ft

Active listings here average \$501/sf vs \$623/sf across Willoughby Heights.

20% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) \$649,900

20% down payment \$129,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
2008

LEVELS
3

SUITES
60

CONSTRUCTION
Frame - Wood

EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2551	DEVELOPER Solterra Group Of Companies
MANAGEMENT Alliance Real Estate Group Inc			

Overview

Sunpointe - 20326 68 Avenue Langley, BC V2Y 0E3, BCS2551 - Located in the heart of Willoughby Heights in Langley on 68 Avenue and 203 Street. This is a convenient location that is close to all your urban amenities including public transit, restaurants, Superstore, Wal-Mart, Willowbrook Shopping Centre, recreation, parks, medical services and much more! Direct access to highways allows an easy commute to surrounding destinations including downtown Vancouver, Surrey and Abbotsford. Sunpointe offers 60 luxury townhome built in 2008 by the award winning Solterra Development. These townhomes have stunning West Coast architecture with elegant interiors that feature spacious living areas, three levels and two or three bedrooms. Most homes feature nine foot ceilings, imported porcelain tile, cozy fireplaces, pile carpet by Beaulieu Canada, horizontal Venetian blinds, closet shelving, pre-wiring, rocker light switches and insuite laundry. Most of these gourmet kitchens feature granite countertops, stainless steel appliances, high-end cabinetry, island with a breakfast bar and many other energy saving and convenient features. Residents can enjoy covered private balconies that boast gorgeous views of the city and mountains from most units, large backyards that are fully fenced which are great for BBQ's and entertainment for the whole family. Other features include a side by side double garage with additional parking on the driveway, visitor parking and playground amenities for the kids. Sunpointe is a family oriented community that welcomes all ages, pets with restrictions and rentals. This is a quality built complex that offers comfortable townhome living for the whole family - Live at Sunpointe!

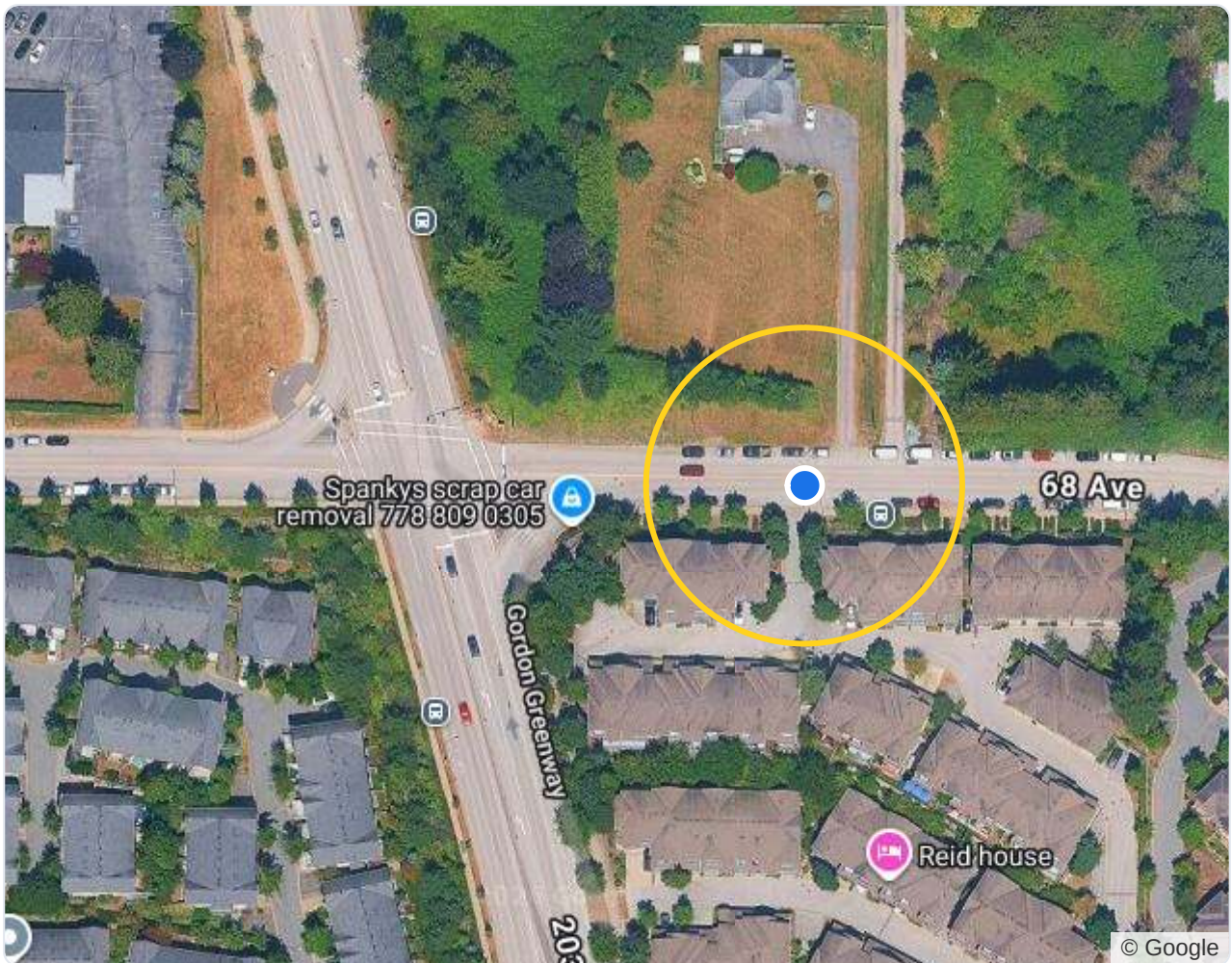
Amenities & Features

- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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