

BUILDING BROCHURE

# PARKVIEW PLACE - 20712 49A BUILDING

20712 49A Ave. · Langley, BC V3A 6V9 · Langley City



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**1** FOR SALE  
FROM \$699,000

12-MO SOLD TREND  
12

## Unit Mix

### 2 Bedroom

3 units  
1,015 – 1,029 sf  
**from \$572,000**

### 3 Bedroom

10 units  
1,018 – 1,402 sf  
**from \$558,000**

## For Sale in Parkview Place - 20712 49a Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|------------------|--------------|---------|-------|-------------------|
| <b>\$699,000</b> | 3 / 2        | 1350 sf | \$518 | 4 4850 207 STREET |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$625,000</b> | 3 / 1ba | 1018 sf | \$614 | 2024-08-30 |
| <b>\$572,000</b> | 2 / 1ba | 1029 sf | \$556 | 2024-04-30 |
| <b>\$702,000</b> | 3 / 2ba | 1318 sf | \$533 | 2024-04-30 |
| <b>\$595,000</b> | 2 / 1ba | 1018 sf | \$584 | 2022-09-13 |

## Value & Financing

### Price Positioning

**\$518** /sq ft

Active listings here average **\$518/sf** vs **\$603/sf** across Langley City.

**14% below area average**

### Mortgage Snapshot

**\$3,348** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$699,000</b>     |
| 20% down payment    | <b>\$139,800</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

|                                         |                              |                                               |                         |
|-----------------------------------------|------------------------------|-----------------------------------------------|-------------------------|
| YEAR BUILT<br><b>1976</b>               | SUITES<br><b>40</b>          | CONSTRUCTION<br><b>Frame</b>                  | EXTERIOR<br><b>Wood</b> |
| TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS804</b> | MANAGEMENT<br><b>Strataco Management Ltd.</b> |                         |

## Overview

Parkview Place - 20712 49A Avenue Langley, BC V3A 6V8, NWS804 - Located in the heart of Langley on 207A Street and 49A Avenue. Parkview Place offers 40 townhomes built in 1977 that are professionally managed by Baywest 604-591-6060. This is a central location close to bus stops, Valley Centre, IGA restaurants, Langley City Park, golf course, schools at elementary and secondary levels, recreation, community centre and much more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, downtown Vancouver and YVR. Homes feature two storeys, spacious living areas, insuite laundry, patio and fenced backyards that back onto a beautiful greenbelt. A unique feature of Parkview Place is homes are not situated in a complex but on a neighbourhood street with a Cul-De-Sac. This is a family-oriented community that welcomes all ages, is pet friendly and rentals are allowed with restrictions. This is a multiple address tonwhome community including 20 units on 4850 to 4860 207 Street, 4 units on 20712 49A Avenue, 10 units on 4929 to 4939 207A Street and 6 units on 4857 207A Street. Parkview Place is in a desirable neighbourhood that offers convenient townhome living for the whole family!

## Amenities & Features

✓ None

## Maintenance Fees Include

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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