

BUILDING BROCHURE

SUNSCAPE

6651 203rd St. · Langley, BC V2Y 2Z2 · Willoughby Heights



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1 FOR SALE
FROM \$794,000

2 SOLD · 12 MO
\$690,000–\$725,000



Unit Mix

2 Bedroom

4 units
1,204 – 1,365 sf
from \$650,100

3 Bedroom

21 units
1,400 – 1,903 sf
from \$540,000

For Sale in Sunscape & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$794,000	3 / 3	1413 sf	\$562	52 6651 203 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$690,000	3 / 3ba	1456 sf	\$474	2026-02-12
\$725,000	3 / 3ba	1432 sf	\$506	2026-01-29
\$889,250	3 / 3ba	1887 sf	\$471	2025-03-07
\$775,000	3 / 3ba	1454 sf	\$533	2024-12-29

Value & Financing

Price Positioning

\$562 /sq ft

Active listings here average **\$562/sf** vs **\$613/sf** across Willoughby Heights.

8% below area average

Mortgage Snapshot

\$3,803 /mo

Entry price (from) **\$794,000**

20% down payment **\$158,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 3	SUITES 68	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS465	DEVELOPER Solterra Group Of Companies

Overview

Sunscape - 6651 203 Street Langley, BCV2Y 2Z2, BCS465 - Located in the popular area of Willoughby Heights in Langley on 203 Street and 66 Avenue. This townhome community offers 68 homes built by Solterra Development in 2003 that are professionally managed. Sunscape is in a central location close to bus stops, restaurants, Costco, Wal-Mart, Save-On-Foods, London Drigs, R.C. Garnett Elementary, Mountain Secondary, library, recreation, Langley Meadows Park and much more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy commute to surrounding destinations. Most homes feat two and

three bedrooms, three levels, stainless steel appliances in most homes, gas fireplace, laminate flooring, fully fenced backyards and large patio areas that are great for BBQ's and entertainment. Sunscape backs onto a greenbelt and allows immediate access to walking trails. Other features include a double tandem garage with extra storage space, in-suite laundry, manicured gardens and ample visitor parking. These West coast style townhomes offer comfortable living for the whole family in a convenient neighbourhood that caters to all your needs - Live at Sunscape!

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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