

BUILDING BROCHURE

SAGEBROOK

6747 203rd St. · Langley, BC V2Y 3B5 · Willoughby Heights



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4 FOR SALE
FROM \$690,000

8 SOLD · 12 MO
\$645,000–\$725,000



Unit Mix

2 Bedroom

49 units
1,110 – 1,343 sf
from \$497,800

3 Bedroom

31 units
1,261 – 1,403 sf
from \$530,000

For Sale in Sagebrook & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	3 / 2	1391 sf	\$575	9 6747 203RD STREET
\$762,800	3 / 2	1354 sf	\$563	11 6747 203 STREET
\$699,900	3 / 2	1352 sf	\$518	107 6747 203 STREET
\$690,000	2 / 2	1302 sf	\$530	1 6747 203 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$677,600	2 / 2ba	1283 sf	\$528	2026-06-16
\$650,000	2 / 2ba	1255 sf	\$518	2026-05-13
\$673,500	3 / 2ba	1375 sf	\$490	2026-05-07
\$645,000	2 / 2ba	1238 sf	\$521	2026-05-03

Value & Financing

Price Positioning

\$547 /sq ft

Active listings here average **\$547/sf** vs **\$615/sf** across Willoughby Heights.

11% below area average

Mortgage Snapshot

\$3,305 /mo

Entry price (from) **\$690,000**

20% down payment **\$138,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 3	SUITES 164	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS981	MANAGEMENT First Service Residential

Overview

Sagebrook - 6747 203rd Street Langley, BC V2Y 3B5, BCS981 - Located in the popular area of Willoughby Heights in Langley on 203 Road and 68th Avenue. This is a convenient location that is close to transit, Fraser Valley Elementary School, Costco, Save-On-Foods, Langley Centre,

restaurants, medical services, Meadows Edge Park, recreational oppourtunities and more! Direct access to highways allows an easy commute to Downtown Vancouver, Surrey and Abbotsford. Sagebrook offers 164 beautiful townhomes built in 2005 by Polygon and are professionally managed. Most homes feature three levels, spacious open floor plans, cozy electric fireplaces, insuite laundry, double tandem garage, private fenced backyards and oversized patio areas. This is a well maintained complex with many amenities for residents including an exercise facility, swirlpool, a clubhouse, outdoor pool and a playground area for the kids! Other complex features including ample visitor parking, lush landscaping and manicured gardens. Sagebrook offers luxury townhome living suited for the whole family - Live here today!

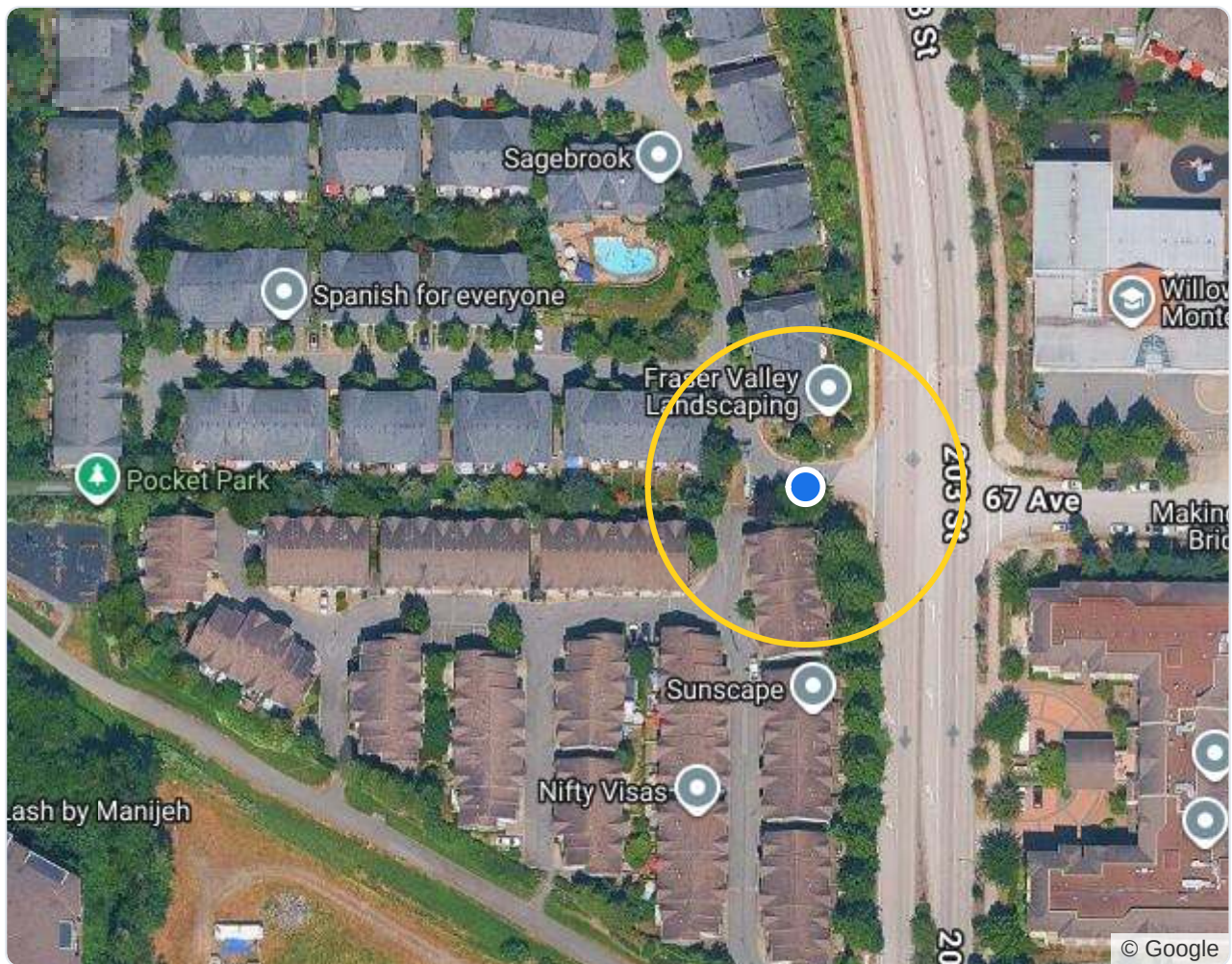
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Playground | ✓ Pool; Outdoor |
| ✓ Recreation Center | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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