

BUILDING BROCHURE

# BAKERVUE ESTATES

20582 67th Ave. · Langley, BC V2Y 2Y5 · Willoughby Heights



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**2** FOR SALE  
FROM \$899,900

12-MO SOLD TREND  
25.8

## Unit Mix

### 3 Bedroom

2 units  
2,332 – 2,332 sf  
**from \$1,052,000**

### 4 Bedroom

9 units  
2,065 – 2,232 sf  
**from \$799,000**

# For Sale in Bakerview Estates & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS    |
|-----------|--------------|---------|-------|-------------------|
| \$999,000 | 4 / 4        | 2109 sf | \$474 | 4 20582 67 AVENUE |
| \$899,900 | 4 / 3        | 2113 sf | \$426 | 5 20582 67 AVENUE |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$1,025,000 | 4 / 4ba | 2170 sf | \$472 | 2024-04-29 |
| \$1,040,000 | 4 / 3ba | 2105 sf | \$494 | 2024-01-01 |
| \$970,000   | 4 / 4ba | 2232 sf | \$435 | 2023-08-07 |
| \$1,080,000 | 3 / 4ba | 2332 sf | \$463 | 2023-04-14 |

## Value & Financing

### Price Positioning

**\$450** /sq ft

Active listings here average **\$450/sf** vs **\$630/sf** across Willoughby Heights.

29% below area average

### Mortgage Snapshot

**\$4,310** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$899,900     |
| 20% down payment    | \$179,980     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2004</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>17</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS1000</b> |                                     |

## Overview

Bakerview Estates - 20582 67 Ave, Langley, BC V2Y 3E1, BCS1000. Located on 67 Avenue and 206 Street in a convenient neighbourhood of Willoughby Heights. Bakerview Estates built in 2004, offers 17 homes that are well maintained and professionally managed by Goddard & Smith: 604-7974. This is a prime location just minutes away from Costco, Spa Utopia & Salons, Willowbrook Shopping Centre, Moxie's Classic Grill, Sammy J Peppers Grill & Bar, Fitness Town, Vanilla Room, Boston Pizza Langley, Fraser Valley Regional Library, Cascades Casino and Langley Memorial Hospital. Transit and major routes are close by and within walking distance. Maintance Fees at

Bakerview Estates include garbage pickup, gardening, management, and snow removal. There are no restrictions at Bakerview Estates.İ»¿

## Amenities & Features

✓ None

## Maintenance Fees Include

✓ Garbage Pickup  
✓ Management

✓ Gardening  
✓ Snow Removal

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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