

BUILDING BROCHURE

PEPPERWOOD

20875 80th Ave. · Langley, BC V2Y 0B2 · Willoughby Heights



Scan to view online



2 FOR SALE
FROM \$698,000

8 SOLD · 12 MO
\$665,000–\$787,000



Unit Mix

2 Bedroom

31 units
1,209 – 1,582 sf
from \$524,000

3 Bedroom

36 units
1,290 – 1,648 sf
from \$505,000

4 Bedroom

13 units
1,501 – 1,680 sf
from \$597,500

For Sale in Pepperwood & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1280 sf	\$546	92 20875 80 AVENUE
\$698,000	2 / 2	1327 sf	\$526	150 20875 80 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	2 / 2ba	1280 sf	\$520	2026-07-17
\$675,000	2 / 2ba	1325 sf	\$509	2026-06-23
\$765,000	4 / 3ba	1522 sf	\$503	2026-05-11
\$670,000	2 / 2ba	1289 sf	\$520	2026-05-02

Value & Financing

Price Positioning

\$536 /sq ft

Active listings here average **\$536/sf** vs **\$647/sf** across Willoughby Heights.

17% below area average

Mortgage Snapshot

\$3,343 /mo

Entry price (from) **\$698,000**

20% down payment **\$139,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2007

LEVELS
3

SUITES
157

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS2219

MANAGEMENT
**Alliance Real
Estate Group Inc**

Overview

Pepperwood - 20875 80 Ave, Langley, BC V2Y 1X1, BCS2219. Located on 80 Avenue and 208 Street in a convenient neighbourhood of Willoughby Heights. Pepperwood built in 2007, offers 285 homes that are well maintained and professionally managed by Awm Alliance: 604-685-3227. This is a prime location just minutes away from Walnut Grove Community Centre, Dragon Palace Seafood, Walnut Grove Secondary School, Japan Sushi, Save on Foods, and Panago Pizza. Transit and major routes are close by and within walking distance. Maintenance fees at Pepperwood include caretaker, gardening, management and recreation facility. Features of Pepperwood include a club house, exercise centre, playground, outdoor pool, recreation centre, and hot tub. Restrictions of Pepperwood include two pets and rentals.

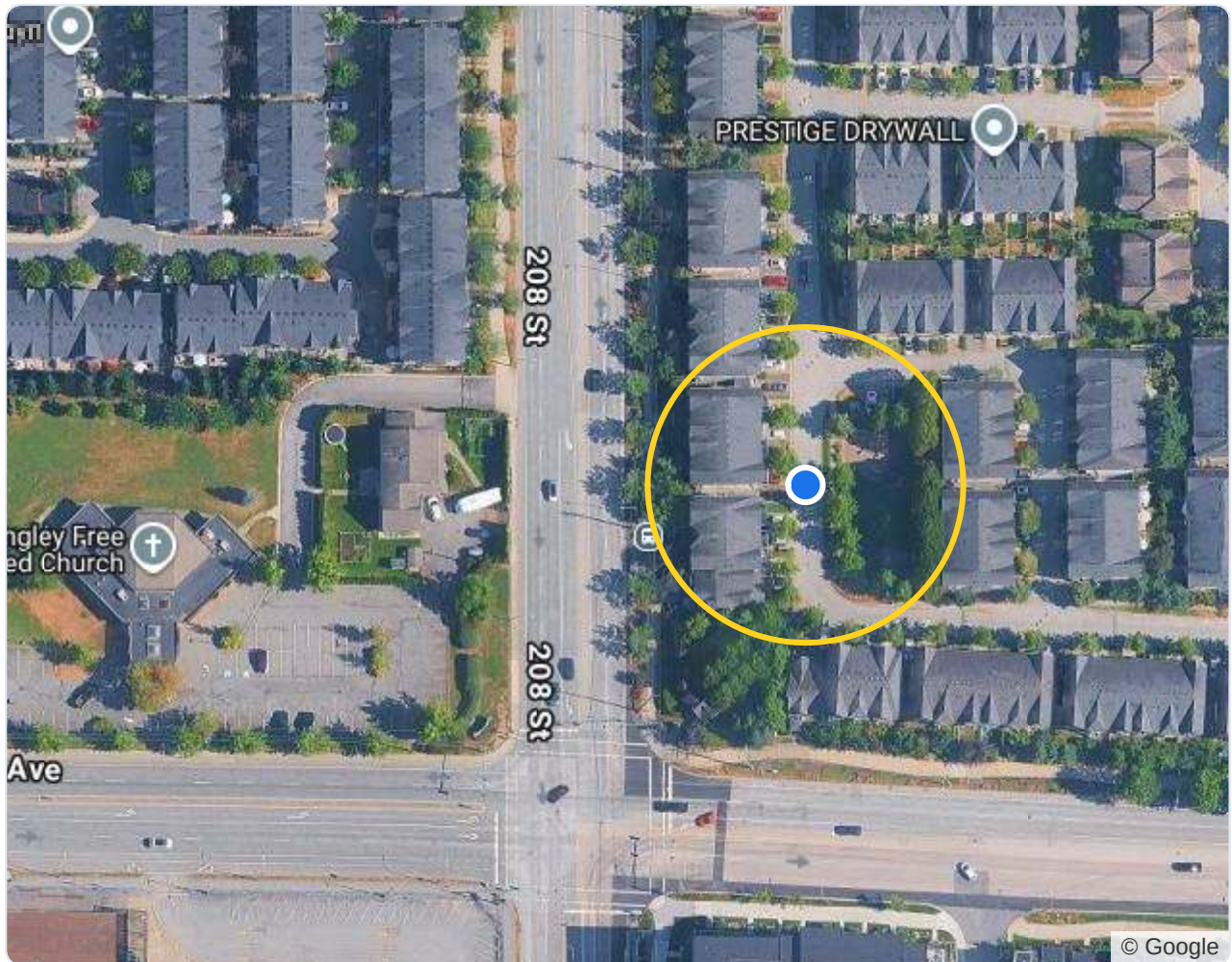
Amenities & Features

- ✓ 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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