

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,757.18
Rear Yard Exp:		Maint. Fee:	509.12	For Tax Year:	2023
View:	No			P.I.D.:	016-385-306

Style of Home:	1 1/2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	RIVERGLEN ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Water
Legal:	STRATA LOT 4, PLAN NWS3327, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Recreation Center
Site Influences:	Adult Oriented,Central Location,Private Setting,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 10'1			
Main	Dining Room	15'1 x 7'10			
Main	Living Room	19' x 13'3			
Main	Primary Bedroom	18'6 x 10'5			
Main	Bedroom	11'1 x 10'6			
Main	Laundry	10'8 x 6'2			

Finished Floor (Main):	1,250 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,250 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,250 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

HUGE 1250 sqft 2 bedroom condo facing private greenbelt in Langley City. This home is shockingly large & truly feels like a real house. Situated close to all amenities, you will love the convenience & the ability to walk everywhere! This home is in super clean move in condition, & the building is extremely well run & maintained. All new windows and doors will be installed in the near future, and the seller has already agreed to pay for all of it. Wide hallways, big beautiful courtyard & clubhouse, exercise room, guest suite & so much more. This home even has a massive storage locker access the hall for convenience. Come see the arguably best deal in town. Watch the 3D walk-thru-tour for a more in-depth look. Vacant and move in ready now!