

R2505336
Apartment/Condo

107 5765 GLOVER ROAD
Langley
Langley City
V3A 8M8

Residential Attached



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1996**
 Bedrooms: **2** Age: **24**
 Lot Area Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,915.09**
 Rear Yard Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$260.00** P.I.D.: **023-081-635**
 Mgmt. Co's Name: **Associa**
 Mgmt. Co's Phone: **604-595-8632**
 View:
 Complex / Subdiv: **COLLEGE COURT**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt,Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Gas,Hot Water,Management**
 Legal: **PL LMS1970 LT 15 DL 308 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **None**
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'6"			x			x
Main	Dining Room	11'6" x 10'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Master Bedroom	16' x 12'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Laundry	8' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	852	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	852 sq. ft.	# or % of Rentals Allowed: #8	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns	5			No
Grand Total:	852 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Superb "ground floor" unit on the quiet side of the building with a private 14' X 9' (partly covered) patio for entertaining. Spacious 2 bedroom unit with no wasted space. Practical kitchen with white cabinets and an eating area opening up to the living / dining room with a cozy gas fireplace. A large master bedroom has a cheater door to the bathroom for added convenience. The other bedroom is perfect for a child or a home office or hobby room. The laundry room provides good storage too. Underground secure parking. "BONUS" A pet friendly building allowing 2 pets including dogs up to 44lbs. A secure investment in a worry free rainscreened building. Great convenient downtown location. Walk to transit, shopping, restaurants, recreation & Kwantlen University.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.