

#301

20600
53A Avenue, Langley
❧



RIVER GLEN



PRESENTED BY JODIANDTHEVIPTEAM.COM

RIVER GLEN CONDO

Are you 45+ and looking to downsize but still want the space for your house size furniture, then this is it! Rarely available, TOP FLOOR 2 bed/2 bath condo with VAULTED CEILINGS, new carpets, gas fireplace and your storage unit is across from your front door on the same floor.





2 minute drive will get you the Senior's Center, Safeway and the Casino. 10 minutes will get you to golfing and wineries. Monthly socials offer opportunities to make friends easily and to feel at home. Quiet location with private balcony with mature greenery.

PROPERTY OVERVIEW

Price:	\$399,900.00
Strata Fee:	\$414.00
Style:	1 level - Strata apartment
Walk Score:	80
Total units in Complex:	24
Complex Name:	River Glen
Strata Management:	Teamwork Strata Management
Complex Amenities:	4 x 8 and 5 x 10 Billiards, Gym, Library, Activity Room, Swirl-pool/hot tub, Guest suite, workshop and RV parking
Guest Suite:	Yes, \$10.00 a day
Warranty:	No
Year Built:	1990
Total Square Feet:	1,237 sq. ft.
Storage Unit:	7'3 x 5'6, same floor across from unit #301
Parking Stall:	Parking Stall 19 (East Garage) allocated with Council approval.
Additional Parking:	Additional parking stalls, if available, may be rented as follows: underground stalls - \$10.00 per month; outside stalls - \$5.00 per month; recreational vehicle stalls - \$15.00 per month.
Visitor Parking:	Several spots at front of building.
Exposure:	East
Greenbelt:	Yes
Who Cuts the Grass:	Strata
Size Balcony:	Entrance from Master Bedroom and Living room: 21' long, covered, private, the widest section is 7'6.
BBQ Allowed:	Yes, no charcoal or gas operated barbecues on balconies
Age Restrictions:	45 +
Pet Restrictions:	No Pets
Rental Restrictions:	No Rentals
RV Parking:	Yes, Approx. 27' Long
Ceiling Height:	8, with Vaulted 11'3
Fireplaces:	1 N Gas (gas covered by maintenance)
Roof Type:	Tar and Gravel
Roof Age:	approx. 2007
Framing:	Wood
Appliances:	All Appliances are White: Maytag Dishwasher, Kenmore Stove, Frigidaire Fridge, Maytag Dryer and Kenmore Washer.
Additional Features:	Garburator, Ceiling fan in Dining room.
Windows:	Double Glazed Metal.
Wiring:	Copper
Plumbing:	Copper
Hot Water:	Boiler - Strata
Water Shut Off:	Suite 101 has the water shut off for Units 101, 201 and 301.
Gas Shut Off:	N/A
Water Supply:	City/Municipal
Furnace:	Electric Baseboards
Attic Location:	N/A
Garbage Day:	Community Garage Bin
Mail Delivery:	Mail Box #301 in Lobby
Gross Taxes:	\$1,036.16 (2017)
BC Tax Value:	\$276,000.00 (July 01 2017)
Contingency fund:	\$247,682.00 Minus \$10,000 for Upcoming Depreciation Report
Depreciation Report:	No; A report has been approved but has not been produced
Electric:	Included in Strata Fees
Gas:	Included in Strata Fees
Zoning:	RM 3
Easements:	No
Latent defect:	No
Owners Resided:	2007 -11 years

Strata Documents available at www.jodiandtheteam.com





ROOM DIMENSIONS

MAIN:

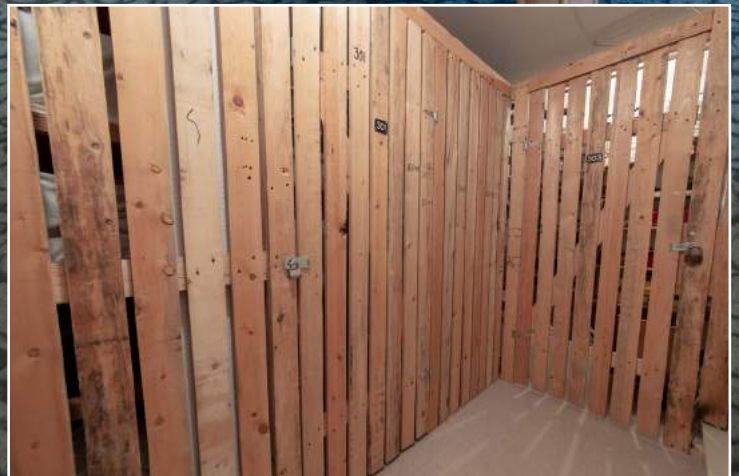
Living Room:	18'8	x	12'0
Dining Room:	8'0	x	12'0
Kitchen:	10'0	x	12'0
Master Bedroom:	18'6	x	11'0
Bedroom:	11'6	x	10'0
Laundry Room:	10'7	x	5'11

BATHROOMS:

4 piece main bath
3 piece ensuite.



RIVER GLEN AMENITIES





NEIGHBOURHOOD

Unit #302 Senior couple and Unit #304 owners just moved out; vacant.

BUS

Bus 503 to Willowbrook Mall; Bus stop #58910 Walk 2 min northbound along 53A Avenue on the far side of 51b Avenue.

Bus 564 to Langley Center (exchange); Bus stop # 58911 Walk 2 Min southbound along 53a Avenue on the near side of 205 street.

Nearby Amenities

PARKS/RECREATION/LIBRARY

Portage Park

204 St, Langley | 2 Min Drive 650 m

A neighbourhood park complete with a playground, water park, perimeter jogging track, two picnic tables and a tennis court.

Langley City Park

20577-20605 48 Avenue, Langley | 3 Min Drive 1.2 km

Features Al Anderson Memorial Pool, children's water park and playground, a lacrosse box, 12 picnic tables, a picnic shelter, grassed open space, grass play field at the south end fronting 48 Avenue and three ball diamonds on the north end of the park.

Brydon Park, 198 Street, Langley | 4 Min Drive 1.9 km;

Offers Adventure playground, paved play area for ball hockey and basketball, intermediate soccer field and softball diamond. Brydon Lagoon is south-west of Brydon Park accessed of and has a peaceful perimeter walk around the lagoon.

McLeod Athletic Park Running Track,

58 Avenue &, 214 Street, Langley Township | 5 Min Drive 3.1 km

Uplands Dog Off-Leash Park

4441 206 Street, Langley | 5 Min Drive 2.9 km

Offers an 18 acre, fully fenced area with a perimeter walking path where dogs and owners can meet and enjoy a large open space for walking and playing.

Derek Doubleday Arboretum

21559 Fraser Hwy, Langley | 7 Min Drive 5.0 km

Campbell Valley Regional Park

20290 16 Avenue, Langley | 11 Min Drive 9.1 km

The network of trails provide a great way for walkers to explore the variety of landscapes. Horse riding is also popular here. Offers old orchard Group Picnic Area and a Group camp.

Surrey Bend Regional Park

17775 104 Avenue, Surrey | 20 Min Drive 15.0 km

Offers picnic shelters, trails for hiking and cycling, viewpoints from which to watch wildlife and river activity along Parsons Channel.

Canlan Ice Sports

5700 Langley Bypass, Langley | 4 Min Drive 2.1 km

Al Anderson Memorial Pool

4949 207 Street, Langley | 2 Min Drive 1.1 km

City of Langley Library

20399 Douglas Crescent, Langley | 3 Min Drive 800 m

Nearby Amenities

GROCERY STORE/FEA MARKET

- Michael's No Frills
5501 204 Street, Langley | 2 Min Drive 850 m
- Los Guerreros Latin Foods Inc
20489 Fraser Hwy, Langley | 4 Min Drive 1.3 km
- Safeway Langley Fraser Crossing
20871 Fraser Hwy, Langley | 4 Min Drive 1.6 km
- Costco Wholesale
20499 64 Avenue, Langley | 8 Min Drive 2.9 km
- Real Canadian Superstore
19851 Willowbrook Drive, Langley | 9 Min Drive 3.6 km

LOCAL RESTAURANTS, COFFEE SHOPS & PUBS

- Original Joe's Restaurant & Bar
11-20811 Fraser Hwy, Langley | 2 Min Drive 700 m
- Ban Chok Dee Thai Cuisine
20563 Douglas Crescent, Langley | 2 Min Drive 450 m
- Papa John's Pizza
20811 Fraser Highway #17, Langley | 3 Min Drive 800 m
- Kalma Family Restaurant
20555 56 Avenue 9, Langley Township | 3 Min Drive 700 m
- Starbucks
20831 Fraser Highway, Langley | 4 min Drive 900 m
- Wong's Chinese Seafood Restaurant
20349 Fraser Hwy, Langley | 4 min Drive 1.3 km
- Kostas Greek Restaurant
20080 Fraser Hwy, Langley | 5 Min Drive 2.0 km
- NY Grill & Bistro
20204 Fraser Hwy, Langley | 5 Min Drive 2.0 km

ENTERTAINMENT

- Cascades Casino
20393 Fraser Hwy, Langley | 3 Min Drive 1.2 km
- Canadian Museum of Flight
5333 216 Street, Langley | 5 Min Drive 3.3 km
- Cineplex Cinemas Langley
20090 91a Avenue, Langley | 17 Min Drive 9.1 km
- Greater Vancouver Zoo
5048 264 Street, Aldergrove | 16 Min Drive 13.9 km
- The Langley Senior Resources Society
20605 51b Avenue, Langley | 6 Min Walk or 2 Min Drive 500 m

DEPARTMENT STORES AND LOCAL SHOPS:

- Army & Navy Dept. Stores - Langley
5501 204 St #100, Langley | 2 Min Drive 850 m
- Opus Art Supplies Langley, Langley Mall
5501 204 St #95, Langley | 2 Min Drive 900 m
- Value Village
20501 56 Avenue, Langley | 3 Min Drive 750 m
- Willowbrook Shopping Centre
19705 Fraser Hwy, Langley | 9 Min Drive 3.7 km

EQUESTRIAN CENTERS

- Milner Downs Equestrian Center (2005) Ltd
21795 64 Avenue, Langley Township | 8 Min Drive 5.4 km
- Los Vientos Equestrian Centre
21431 24th Avenue, Langley Township | 10 Min Drive 7.7 km

GOLF COURSES

- Tall Timber Golf Course
23523 56 Avenue, Langley | 9 Min Drive 6.8 km
- Belmont Golf Course
22555 Telegraph Trail, Langley | 16 Min Drive 10.3 km
- The Redwoods Golf Course
22011 88 Avenue, Langley Township | 17 Min Drive 9.8 km
- Northview Golf & Country Club
6857 168 Street, Surrey | 18 Min Drive 11.4 km

- Guildford Golf & Country Club
7929 152 Street, Surrey | 21 Min Drive 14.6 km

WINERY

- Crescent Wines
20535 Douglas Crescent, Langley | 2 Min Drive 500 m
- Township 7 Vineyards & Winery - Langley
21152 16 Avenue, Langley | 11 Min Drive 8.9 km
- 1st R.O.W. Estate Winery Ltd
2762 190 Street #104, Surrey | 11 Min Drive 8.5 km

AIRPORT/US BORDER/FERRY

- Langley Regional Airport
5385 216 Street, Langley | 5 Min Drive 3.3 km
- Tsawwassen Ferry Terminal, Delta | 44 Min Drive 47.4 km
- Vancouver International Airport
3211 Grant McConachie Way, Richmond | 46 Min Drive 52.6 km
- Peace Arch Point of Entry - U.S. Customs
123 2nd Street, Blaine, Washington | 29 Min Drive 19.4 km



Visit this property online at

 *Jodi and the VIP team.com*
heart and home since 93

604-833-JODI (5634) | JODISTEEVES@SHAW.CA

Jodi Steeves Personal Real Estate Corporation

All information deemed reliable but not guaranteed and should be independently verified.

