



Presented by:
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Active **113 5765 GLOVER ROAD** Residential Attached
R2481468 Langley **\$374,800 (LP)**
 Board: F Langley City (SP)
 Apartment/Condo V3A 8M8



Sold Date: Frontage (feet): Original Price: **\$374,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **2** Age: **25**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MULTI**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,194.68**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$325.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-081-571**
 Mgmt. Co's Name: **Associa BC** Tour:
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **College Court**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding** Locker: **N**
 Exterior: **Vinyl** Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Foundation: **Concrete Perimeter** Reno. Year: Units in Development: **75** Total Units in Strata: **75**
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**
 Renovations: **Partly** Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No :**
 Fireplace Fuel: **Gas - Natural** # of Fireplaces: **1** Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Electric** Floor Finish: **Hardwood, Wall/Wall/Mixed**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt, Torch-On**

Maint Fee Inc: **Gas, Hot Water**
 Legal: **STRATA LOT 9 DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS 1970**

Amenities: **Club House, Elevator**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'0			x			x
Main	Dining Room	11'0 x 9'0			x			x
Main	Kitchen	11'2 x 9'6			x			x
Main	Master Bedroom	12'6 x 11'6			x			x
Main	Bedroom	13'10 x 9'2			x			x
Main	Laundry	5'0 x 5'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,098	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,098 sq. ft.	# or % of Rentals Allowed: 6			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Grand Total:	1,098 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

College Court. Ideal location, steps to Kwantlen College, transit and shops. One of the nicest homes in the complex, freshly renovated, move in ready: 1,098 sq. ft., 2 bedroom, 2 bath bright north/east corner plan, with walk out private and expansive patio, private entrance and keyed door. Features: fresh paint, new 2" blinds, new light fixtures, wide plank flooring, new bedroom carpet, 2018 white kitchen cabinets, stainless appliances, updated baths and flooring, gas fireplace, electric baseboard heat. All ages, 2 pets(cats/dogs with height restriction). Maximum 6 rentals. Party room. Well run strata, updated roof and vinyl siding. Your new place to call home.