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62 5550 Langley Bypass, Langley

\$618,800

Meticulous End-Unit Rancher Townhouse-1,455 Square Feet Desirable, Adult Oriented, Gated Community of Riverwynde

The good life gets even better in this 1455 square foot corner end unit rancher townhouse located in the lovely adult oriented (55+) gated community of Riverwynde. Entertaining is easy in the spacious dining room with chair rail and living room with gas fireplace and door to covered patio. Spacious den with chair rail doubles as family room or space for your computer. Two bedrooms and two baths including Master bedroom with walk-in closet and four piece ensuite and second bedroom separate from master to provide you and guests with privacy. Enjoy a carefree lifestyle in this desirable community as professional maintenance frees you from outside chores and the security of a gated community allows you the peace of mind of worry free travel or enjoy the social atmosphere of the clubhouse with lounge, shuffle board, pool table and deck overlooking pond.

Doug or Bonnie Mitten



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Entrance Hall: 8'9 x 5'

Living Room: 15'11 x 12'6



Dining Room: 12'1 x 10'



Kitchen: 10'7 x 9'11



Eating Area: 9'11 x 9'1



Den: 11'7 x 11'6



Bedroom: 11'8 x 10'



3 Piece Main Bathroom



Master Bedroom: 15' x 11'5



4-Piece Master Ensuite



Walk-in Closet: 6'6 x 6'5

Utility/Laundry: 9'1 x 8'11

FEATURES OF THIS FINE HOME:

- ⌘ **The Good Life Gets Even Better In This 1455 Square Foot Corner End Unit Rancher Townhouse Located In The Lovely Adult Oriented (55+) Gated Community Of Riverwynde.**
- ⌘ **Entertaining Is Easy In The Spacious Dining Room With Chair Rail And Living Room With Gas Fireplace And Door To Covered Patio.**



- ⌘ **Spacious Den With Chair Rail Doubles As Family Room Or Space For Your Computer.**
- ⌘ **Two Bedrooms And Two Baths Including Master Bedroom With Walk-In Closet And Four Piece Ensuite And Second Bedroom Separate From Master To Provide You And Guests With Privacy.**
- ⌘ **Double Garage.**
- ⌘ **Enjoy A Carefree Lifestyle In This Desirable Community As Professional Maintenance Frees You From Outside Chores And The Security Of A Gated Community Allows You The Peace Of Mind Of Worry Free Travel Or Enjoy The Social Atmosphere Of The Clubhouse With Lounge, Shuffle Board, Pool Table And Deck Overlooking Pond.**
- ⌘ **Strata Fee: \$352.50**
- ⌘ **Annual Taxes: \$2,556.46**

Club House

🏡 Clubhouse With Lounge, Shuffle Board, Pool Table And Deck Overlooking Pond.



#62 – 5550 Langley Bypass, Langley, B.C.

Totals**

Main Level: 1,465 sq. ft.

Patio: 176 sq. ft.

Garage: 420 sq. ft.

Total: 596 sq. ft.

