

BUILDING BROCHURE

BRIARWOOD

5465 201st St. · Langley, BC V3A 1P8 · Langley City





2 FOR SALE
FROM \$514,900

2 SOLD · 12 MO
\$414,000–\$520,000



Unit Mix

1 Bedroom

2 units
880 – 880 sf
from \$414,000

2 Bedroom

20 units
977 – 1,519 sf
from \$397,000

For Sale in Briarwood & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$574,900	2 / 2	1230 sf	\$467	312 5465 201 STREET
\$514,900	2 / 2	1213 sf	\$424	212 5465 201 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	2 / 2ba	998 sf	\$521	2026-01-19
\$414,000	1 / 1ba	880 sf	\$470	2025-12-07
\$535,000	2 / 2ba	1041 sf	\$514	2025-07-14
\$565,000	2 / 2ba	1007 sf	\$561	2025-01-01

Value & Financing

Price Positioning

\$446 /sq ft

Active listings here average \$446/sf vs \$578/sf across Langley City.

23% below area average

Mortgage Snapshot

\$2,466 /mo

Entry price (from) \$514,900

20% down payment \$102,980

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT
1994

LEVELS
4

SUITES
46

CONSTRUCTION
Frame - Wood

Overview

Briarwood 5465 201 St, Langley, BC V3A 8L9, Canada LMS01334. Briarwood is located on 201 Street and Michaud Crescent in a convenient neighbourhood of Langley. Briarwood was built in 1994 but recently underwent a renovation in 2009 which included new paint and a new roof. Features of Briarwood include an elevator, an exercise centre, in suite laundry, storage space, and wheelchair acces. Pets and rentals are allowed with restrictions. This is a prime location just minutes away from Lazer Tag Games, Fraser Valley Public Library, Gabby's Country Cabaret, Cascades Casino, and Evolution Yoga & Pilates Club. There are also many highly rated restaurants nearby such as Andreas, Dragon Garden Chinese, Kostas Greek, King's Food, Bombaybite Fine East India Cuisine, and Poseidon Greek. Transit and major routes are close by and within walking distance.

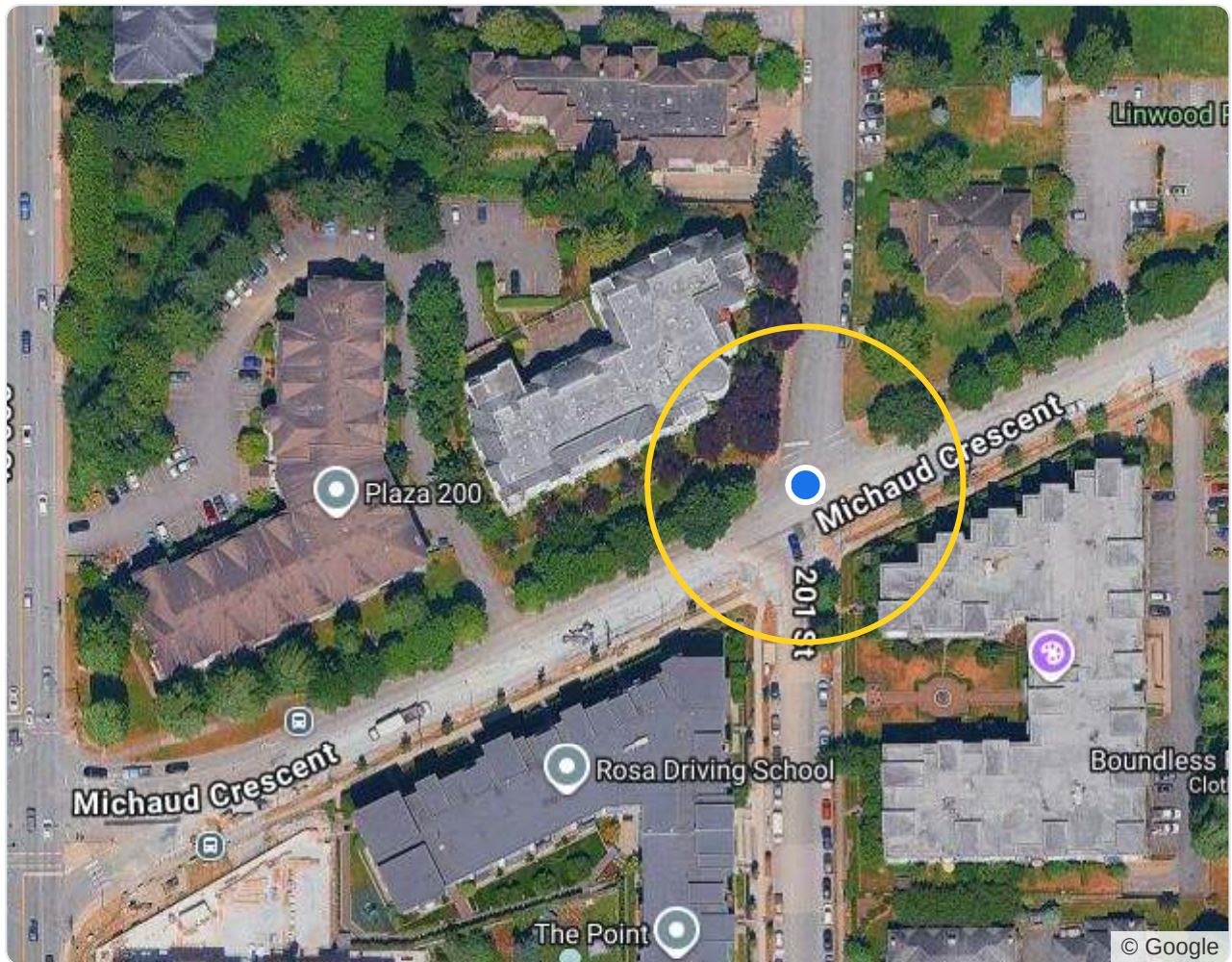
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call