

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,696.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	726.81	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	008-884-145

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 188
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Wynford Group - 604-261-0285
<b>Complex / Subdiv:</b>	Langara Spring
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 39 DISTRICT LOT 322 STRATA PLAN VR 1960 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOW ON FORM 1
<b>Amenities:</b>	Exercise Centre,Garden,Pool; Indoor,Sauna/Steam Room
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 14'2			
Main	Dining Room	12' x 10'			
Main	Kitchen	8' x 8'			
Main	Eating Area	8' x 7'1			
Main	Family Room	13' x 12'7			
Above	Primary Bedroom	15' x 14'2			
Above	Bedroom	13' x 11'			

<b>Finished Floor (Main):</b>	780 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	841 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,621 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,621 sqft	<b># Of Pets:</b>				

Spring on Langara. Very well maintained bright and spacious 2 bedrooms + family room which available to use as 3rd bedroom. 2-1/2 baths. This home offers excellent floor plan, large private patio, large rooms, built in vacuum, Bay window, split level with high ceiling in living room, fresh paint, new engineering hardwood floor, newer roof, new pipes, new furnace and hot water tank. The community amenities include a clubhouse with an exercise room, a spacious recreation room, a sauna, hot tub and a large indoor pool in the beautiful garden with pond. Perfect location for your upscale living. Easy access to UBC, Richmond, and SW marine drive shopping and transit. Steps to Langara golf course, Langara college, Oakridge mall, Sexsmith Elementary and Churchill Secondary with IB program.