

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	3	Age:	36
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,860.00
Rear Yard Exp:		Maint. Fee:	726.81	For Tax Year:	2023
View:				P.I.D.:	008-884-145

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

View:	
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	Langara Spring
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Exercise Centre,Garden,Pool; Indoor,Sauna/Steam Room
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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'			

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

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, Oakridge mall, Sexsmith Elementary and Churchill Secondary with IB program. Openhouse June 15, 2-4p