R2865446 Townhouse

7661 MANITOBA STREET VANCOUVER

Marpole, V5X 4S9

Residential Attached \$1,290,000 (LP)

		Mar	pole, V3X 439			
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:		60.00
Rear Yard Exp:		Maint. Fee:	726.81	For Tax Year:	2023	
View:			120.01	P.I.D.:		, 884-145
Style of Home:	2 Storey		Parking:	Total: 4 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:	Rear		
oundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:	- Total Units in Stra	ta: 188	
# of Fireplaces:	1 - Fuel: Gas - Natural	I	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		
	i la anocajoa por					
View: Mgmt. Company:	Wynford Group - 604-	261-0285				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Langara Spring Electricity,Natural Gas STRATA LOT 39 DIST TO THE UNIT ENTITL Exercise Centre,Gard Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Storm Sewer,W RICT LOT 322 STRATA PLAN V LEMENT OF THE STRATA LOT / en,Pool; Indoor,Sauna/Steam Ro Course Nearby,Recreation Near ve/DW,Drapes/Window Covering Rentals Allwd w/Restrctns	R 1960 TOGETHER WITH AN I AS SHOW ON FORM 1 bom by,Shopping Nearby	NTEREST IN THE COMM	ON PROPERTY	IN PROPORTION
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	Langara Spring Electricity,Natural Gas STRATA LOT 39 DIST TO THE UNIT ENTITL Exercise Centre,Garde Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage West R Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 780 sqft 841 sqft	s,Sanitary Sewer,Storm Sewer,W RICT LOT 322 STRATA PLAN VI LEMENT OF THE STRATA LOT / en,Pool; Indoor,Sauna/Steam Ro Course Nearby,Recreation Nearly ve/DW,Drapes/Window Covering Rentals Allwd w/Restrctns teal Estate Services Dimensions 16'1 x 14'2 12' x 10' 8' x 8' 8' x 7'1 13' x 12'7 15' x 14'2 13' x 12'7 15' x 14'2 13' x 11' # Of Rooms: # Of Kitchens:	R 1960 TOGETHER WITH AN I AS SHOW ON FORM 1 bom by,Shopping Nearby is Floor 7 1	Type Bathroom Floor Main	Dimen # of Pieces 2	sions Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	Langara Spring Electricity,Natural Gas STRATA LOT 39 DIST TO THE UNIT ENTITL Exercise Centre,Gardd Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage West R Type Living Room Dining Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 780 sqft 841 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,W RICT LOT 322 STRATA PLAN VI LEMENT OF THE STRATA LOT / en,Pool; Indoor,Sauna/Steam Ro Course Nearby,Recreation Nearly ve/DW,Drapes/Window Covering Rentals Allwd w/Restrctns teal Estate Services Dimensions 16'1 x 14'2 12' x 10' 8' x 8' 8' x 7'1 13' x 12'7 15' x 14'2 13' x 12'7 15' x 14'2 13' x 11' # Of Rooms: # Of Kitchens: # Of Levels:	R 1960 TOGETHER WITH AN I AS SHOW ON FORM 1 bom by,Shopping Nearby is Floor 7	Type Bathroom Floor Main Above	Dimen # of Pieces 2 4	sions Ensuite? No No
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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



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.