



202-7680 COLUMBIA STREET

2 BED | 2 BATH | 1131 SQ. FT.

Renovated 2 bedroom, 2 bathroom condo at The Springs at Langara. This unit has been tastefully updated with new floors, kitchen counters, appliances, all new bathrooms and a brand new fireplace that can be used to heat the whole home. Gas included in maintenance fees. Very well-cared for complex with proactive strata and lots of capital improvements. Complex amenities include incredible landscaping, indoor pool, hot tub, sauna, gym and games room. 1 parking, 1 storage. Great school catchment: Sexsmith Elementary and Churchill Secondary.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

J.W. Sexsmith Elementary

High School

Sir Winston Churchill Secondary

French Immersion - Secondary

Sir Winston Churchill Secondary

WALK SCORE: 88

BIKE SCORE: 94

TRANSIT SCORE: 54

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



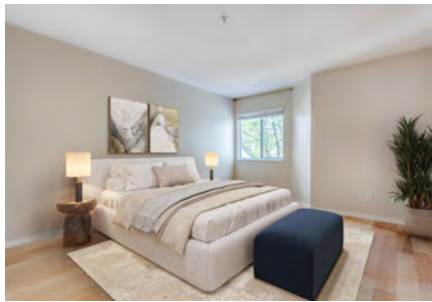
SARAH HOPKINS



EMMA HAMEL

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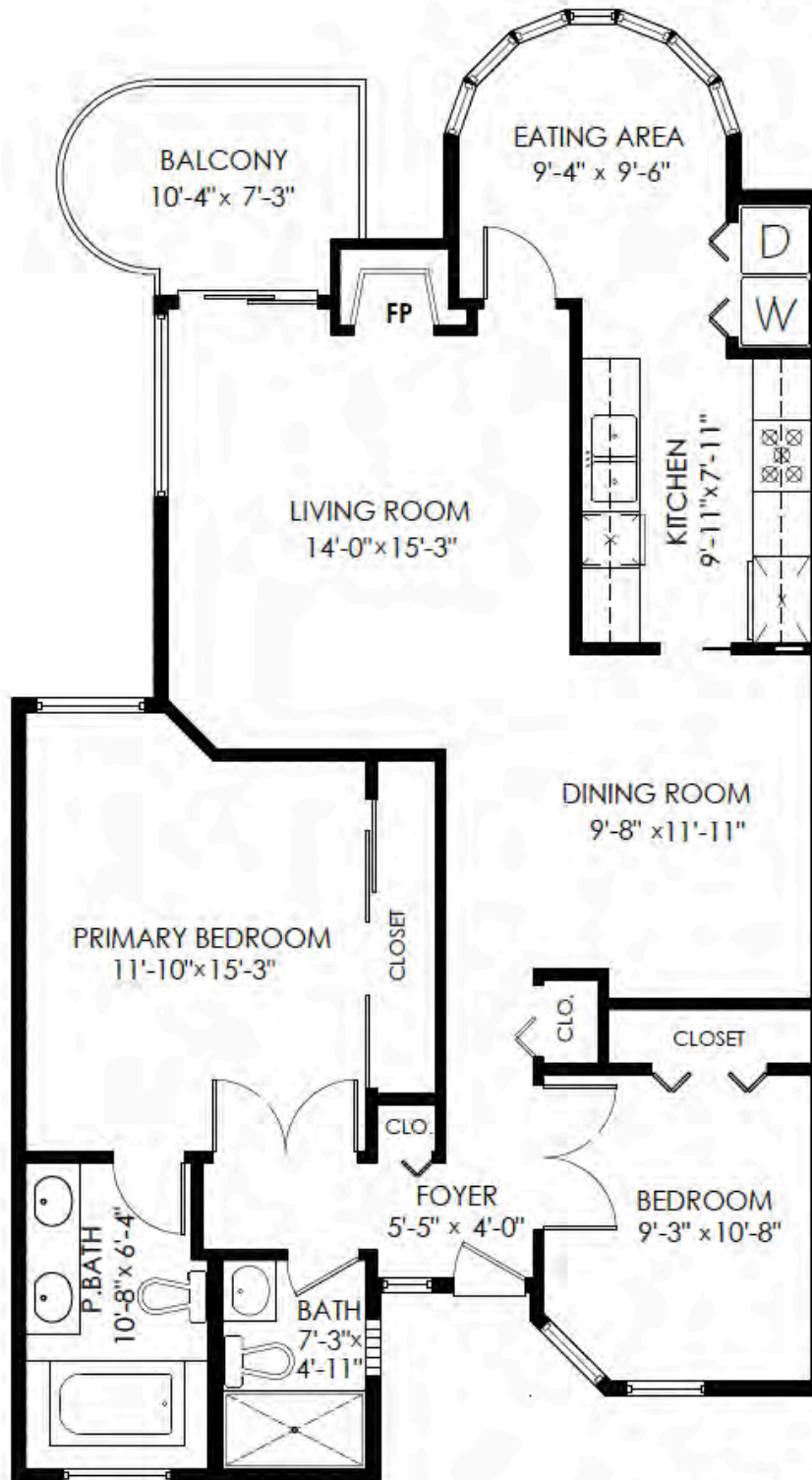


View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 1,131 sq.ft.

Balcony: 66 sq.ft.

Ceiling Height: 7'-11"



MEASURED ON: (2024-05-09)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
Keith Roy PREC*

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Active
R2883114

Board: V
Apartment/Condo

202 7680 COLUMBIA STREET

Vancouver West
Marpole
V5X 4S8

Residential Attached

\$850,000 (LP)

(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$850,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1988**
Frontage(feet): Bathrooms: **2** Age: **36**
Frontage(metres): Full Baths: **2** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,132.79**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **011-785-870** Tax Inc. Utilities?: **No**
View: **No :** Tour: **Virtual Tour URL**
Complex / Subdiv: **THE SPRINGS**
First Nation
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **STRATA LOT 138, BLOCK 8, PLAN VAS1960, DISTRICT LOT 322, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,131**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,131 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,131 sq. ft.**

Units in Development: **187**
Exposure: **Southeast**
Mgmt. Co's Name: **WYNFORD GROUP**
Maint Fee: **\$658.67**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **187** Locker:
Stores in Building: **4**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **No**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'5 x 4'			x	1	Main	4	Yes
Main	Dining Room	9'8 x 11'11			x	2	Main	3	No
Main	Kitchen	9'11 x 7'11			x	3			
Main	Eating Area	9'4 x 9'6			x	4			
Main	Living Room	14' x 15'3			x	5			
Main	Primary Bedroom	11'10 x 15'3			x	6			
Main	Bedroom	9'3 x 10'8			x	7			
		x			x	8			

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