


6488 COLUMBIA ST

	<p>List Price: \$1,325,000</p> <hr/> <p>Complex/Subdiv:</p> <table style="width: 100%; border: none;"> <tr> <td>Frontage: 33.00 ft</td> <td>Bedrooms: 4</td> <td>PID: 015-791-301</td> </tr> <tr> <td>Depth/Size: 124.47</td> <td>Bathrooms: 4</td> <td>Type: House/Single Family</td> </tr> <tr> <td>Lot Area SqFt: 4108.00</td> <td>Full Baths: 3</td> <td>Age at List Date: 21</td> </tr> <tr> <td>Rear Yard Exp: N</td> <td>Half Baths: 1</td> <td>Approx Yr Blt: 1992</td> </tr> <tr> <td>Meas Type: Feet</td> <td>If New GST/HST Incl:</td> <td>Taxes: \$5,978 (2012)</td> </tr> <tr> <td>Flood Plain:</td> <td>Zoning: RS-1</td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water</td> </tr> </table>	Frontage: 33.00 ft	Bedrooms: 4	PID: 015-791-301	Depth/Size: 124.47	Bathrooms: 4	Type: House/Single Family	Lot Area SqFt: 4108.00	Full Baths: 3	Age at List Date: 21	Rear Yard Exp: N	Half Baths: 1	Approx Yr Blt: 1992	Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,978 (2012)	Flood Plain:	Zoning: RS-1		View: N			Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water																																																																														
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<p>Legal: PL VAP2063 LT 10 BLK 1000 DL 526 LD 36 OF LOT 7.</p> <p>Amenities:</p> <p>Site Influences: Central Location, Shopping Nearby</p> <p>Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW</p>																																																																																																					
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<p>Great opportunity to own a well-designed 4 bedroom, 3.5 bathroom home just steps from Langara College. Spacious living and family rooms on the main floor and three bedrooms upstairs on a bright west facing corner lot with a large and level backyard make this an ideal family home. The one bedroom basement suite is currently rented for \$650 per month. Children can attend the respected Sir William Van Horne Elementary and Eric Hamber Secondary schools. Play golf & work out? Langara Golf Course & YMCA are across the street! Walking distance to Columbia and Tisdall Parks, the Canada Line to the airport, Oakridge Shopping & all the education & recreation Langara College has to offer. An amazing location at an affordable West Side price!</p>																																																																																																					