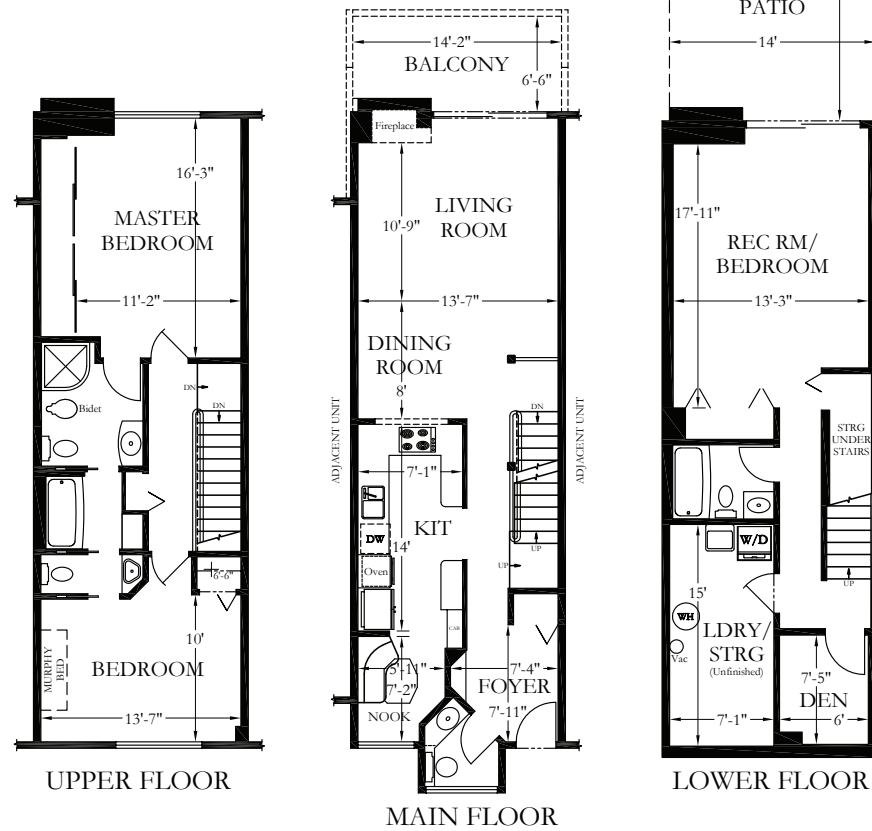


3991 Springtree Drive • Vancouver



NORM FLOCKHART
Tel (604) 328-2111
Fax (604) 879-0439
www.normflockhart.com



3991 SPRINGTREE DR
VANCOUVER, BC

FLOOR PLAN
Measured: Jul 27, 2020



FLOOR SUMMARY

Above Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Main	627		627
Upper	608		608
Below Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Lower	490	116	606

BUILDING SUMMARY

Total (Above & Below Grade):		(sf)
Total		1,841
Other Areas		(sf)
Carport (10'-1" x 18'-1")		181
Patio		204
Balcony		104
Total Other Areas:		489

Note: Areas Based on ANSI STANDARD Z765-2003 for Residential Buildings



Toll Free: (855) 999-8832
File #: 20-01-1244
www.yttechnologies.com

Norm Flockhart

Personal Real Estate Corporation

604-328-2111

norm-f@portal.ca

www.normflockhart.com



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This delightful 2 Bedroom, 3-1/2 Bath townhome went through a major renovation in 1995-96! The Kitchen was totally re-done using only the finest quality materials at the time. CORIAN counters, custom cabinetry, Regency ceramic electric cooktop, Regency convection/bake/broil double oven, & a built-in nook for the eating area. Living / Dining Room combo for flexibility in furniture placement. Lovely hardwood floors & millwork. Access to the back, west-facing deck. A powder room in the front hall completes the Main. 2 large Bedrooms Up with adjoining Ensuites. Shower stall, bidet, toilet & vanity off the Master w/adjoining tub, toilet & sink off the 2nd BR. Murphy bed in 2nd BR incl. The Rec Room in the BSMT has a closet (use as a 3rd Bedroom if needed!) & sliding doors to a west-facing patio. Full Bath, Den, Laundry/Utilities/Storage in BSMT as well. Upgraded windows & doors, too!

Features

Bedrooms:	2 (possible to make a 3rd Bedroom)
Bathrooms:	3 - 1/2
Style:	Strata Townhouse
Maintenance Fee:	\$421.71
Size:	1841 sq. ft.
Lot:	14.33' x 60'
Year Built:	1978
Taxes:	\$4359.26 (2020)



Park Georgia Realty Ltd.

#109 - 5701 Granville Street

Vancouver, B.C. V6M 4J7

604-261-7275

Please contact Norm Flockhart PREC, 604-328-2111, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



