

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	MA1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	Southeast	Maint. Fee:	342.00	For Tax Year:	2023
View:	Yes			P.I.D.:	032-070-063

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	103 - Total Units in Strata: 103
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Rancho - 604-684-4508
Complex / Subdiv:	Preston on 14th
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 90 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9773 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Windows - Thermo
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'3 x 8'1			
Main	Dining Room	11'3 x 7'5			
Bsmt	Living Room	9' x 9'			
Main	Primary Bedroom	11'4 x 11'7			
Main	Walk-In Closet	5'8 x 4'6			
Main	Bedroom	8'5 x 8'			
Main	Laundry	5' x 7'2			

Finished Floor (Main):	756 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	756 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	756 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

PRICE REDUCED! TOP FLOOR - CORNER UNIT! In New Condition! 2 Bed / 2 Full Bath Condo in prestigious "Preston on 14th". The floor space is 756 sqft with a 60 sqft balcony overlooking green space with southern exposure. This condo features a large primary bedroom w/ensuite & walk in closet. Second bedroom w/closet & large window. Two grand windows in the living room allowing for lots of natural sunlight & a view! Kitchen w/exquisite quartz counters, under-mount sink, white gloss cabinets, SS Samsung Appliances. Laminate flooring in main & carpet in bedrooms. Stacked laundry room, storage locker & 1 parking stall. Close to several shopping areas, restaurants, farm markets & craft breweries, nature trails, parks & Mission station is a mere 6 min car ride away. OPEN HOUSE JUNE 29 & 30, 2-4PM !!!