

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

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

<b>View:</b>	Yes : Greenbelt
<b>Mgmt. Company:</b>	Rancho - 604-684-4508
<b>Complex / Subdiv:</b>	Preston on 14th
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	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			

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