

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	21
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,336.81
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	610.70	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-115-336

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 160
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mount Baker South

**Mgmt. Company:** Wynford Group - 604-261-0285

**Complex / Subdiv:** Precidia

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** STRATA LOT 24, PLAN BCS1058, DISTRICT LOT 151, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 153 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:** Elevator, Exercise Centre, In Suite Laundry

**Site Influences:** Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Microwave

**Bylaw Restrict:** Pets Allowed w/Rest., Rentals Allowed

**Listing Broker(s):** Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'6"			
Main	Dining Room	13'6" x 9'			
Main	Kitchen	11'6" x 8'4"			
Main	Primary Bedroom	14' x 11'3"			
Main	Bedroom	13'3" x 10'2"			
Main	Den	9' x 7'2"			
Main	Foyer	7' x 6'4"			

<b>Finished Floor (Main):</b>	1,166 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	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,166 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,166 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

" PRECIDIA " Built by Bosa, solid concrete hi rise faces south with view My Baker and Richmond. This spacious 2 bedroom + Den has open concept layout spacious with big kitchen with gas stove. Amenities Gym, Hot tub, meeting room, party room, plus walk to all shops Metrotown, Crystal Mall, T & T Grocery, Library, Central Park, Bus and Skytrain station. Pet friendly and rentals allowed. First Open house Sun Jan 19 from 2-4 Pm