

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	45
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD73
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,873.09
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	671.93	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	004-393-821

<b>Style of Home:</b>	2 Storey,Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Tribe Management - 604-343-2601
<b>Complex / Subdiv:</b>	PLACE FOURTEEN
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 13, PLAN VAS627, DISTRICT LOT 237, NEW WESTMINSTER LAND DISTRICT, 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
<b>Amenities:</b>	Elevator,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 11'3	Above	Bedroom	11'4 x 8'10
Main	Kitchen	11' x 8'	Above	Laundry	0' x 0'
Main	Dining Room	9' x 8'			
Main	Bedroom	11'6 x 9'			
Above	Primary Bedroom	11'4 x 12'10			

<b>Finished Floor (Main):</b>	541 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	381 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	922 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	922 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Rare opportunity to own a 3 bed, 2 storey, corner unit with a feel of a townhouse with outdoor patio. No one above or below you and MOVE-IN ready. "Place Fourteen" is in an unbeatable location in the heart of Ambleside. Nestled in a vibrant community, walking distance from Ambleside's seawall, boutique shopping, diverse dining options, Park Royal, and the West Van Recreation Centre. Very close to transit and Hollyburn Elementary school. Each unit has a hot water tank (replaced 2023). One underground parking space and a storage locker. Perfect for an INVESTOR or family looking to enter and grow in the community.