

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MA1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	247.11	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-069-812

<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>	Brick,Fibre Cement Board,Mixed	<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>	- 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>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenbelt
<b>Mgmt. Company:</b>	Rancho - 604-684-4508
<b>Complex / Subdiv:</b>	THE PRESTON
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 65, PLAN EPS9773, SECTION 20, TOWNSHIP 17, 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 V
<b>Amenities:</b>	Elevator,In Suite Laundry,Playground,Recreation Center
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9' x 10'10			
Main	Dining Room	8' x 8'			
Main	Kitchen	8'9 x 9'1			
Main	Primary Bedroom	9'7 x 9'7			
Main	Laundry	3'9 x 4'			
Main	Foyer	4'6 x 5'4			

<b>Finished Floor (Main):</b>	515 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	515 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	515 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

The PRESTON on 14th ! Built by well known Redekop/Fae. RARE corner unit backing onto Windebank Creek & greenbelt, one of the best locations in the complex! This sunny end unit boasts extra windows letting in immense natural sunlight! Spacious open concept offers a stylish modern kitchen w/stainless Samsung appl, undermount sink, granite countertops, soft close doors & under cabinet lighting. A luxurious bathroom w/ undermount sink, quartz counters, deep soaker tub & marble mosaic tile. Nature views through kitchen, D/R & L/R windows offering the utmost privacy! Led lighting throughout, bedroom has been upgraded from carpet to laminate, EV charge rough in at parking spot & storage locker. Other features incl dog wash station & amenities\*Some pics virtually staged\* OPEN HOUSE MAY 4 1-3PM