

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

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- 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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Rancho - 604-684-4508
Complex / Subdiv:	THE PRESTON
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	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
Amenities:	Elevator,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	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			

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