

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	1	Age:	2
Lot Area:	Full Baths:	1	Zoning:	MA1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,406.00
Rear Yard Exp:	Maint. Fee:	247.11	For Tax Year:	2024
View:	Yes		P.I.D.:	032-069-812

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	103
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	Yes : GREENBELT
Mgmt. Company:	Rancho - 604-684-4508
Complex / Subdiv:	THE PRESTON
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 65, PLAN EPS9773, SECTION 20, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
Amenities:	Elevator,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,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 ! BRAND NEW UNIT, GST INCL. 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 & greenbelt views! 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. Also dog wash station & amenities. Some pics are virtually staged