

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:	West	Maint. Fee:	236.38	For Tax Year:	2023
View:				P.I.D.:	032-070-161

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	103 - Total Units in Strata: 103
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: RANCHO MANAGEMENT

Complex / Subdiv: PRESTON

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 100, 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,Wheelchair Access

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Fire,Windows - Storm

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

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 4'2			
Main	Kitchen	8'1 x 9'3			
Main	Dining Room	11'1 x 5'10			
Main	Bedroom	9'11 x 9'0			
Main	Living Room	11'1 x 8'11			

Finished Floor (Main):	525 sqft	# Of Rooms:	5	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):	525 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	525 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

GST is PAID! *TOP FLOOR PENTHOUSE in the brand new PRESTON complex comes FULLY FURNISHED* WEST facing unit to enjoy beautiful sunset views! Unit features superior finishes such as: high end laminate flooring, grand windows, stainless steel appliances, granite countertops, & contemporary style bathrooms with a luxury look and feel featuring marble tile, LED lighting, soaker tub and quartz countertops. Yoga studio or step into Preston's purpose-built Home Office Hub with internet connection. Enjoy all the trails and hiking areas located near by or hop on the West coast express to downtown Vancouver. Pets and rentals allowed. Secured underground parking and visitor parking. 2-5-10 WARRANTY!