

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	4	Age:	8
Lot Area:	Full Baths:	3	Zoning:	CD-90
Flood Plain:	Half Baths:	1	Gross Taxes:	\$5,629.30
Rear Yard Exp:	Maint. Fee:	370.23	For Tax Year:	2024
View:	Yes		P.I.D.:	030-211-191

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : GREENBELT, FARMLAND, MOUNTAIN
Mgmt. Company:	ASSOCIA - 604-591-6060
Complex / Subdiv:	Prestwick
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 46, PLAN EPS3940, SECTION 13, TOWNSHIP 8, 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:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 6'1	Above	Family Room	14'2 x 20'4
Main	Kitchen	10'9 x 8'9	Below	Recreation Room	14'4 x 32'8
Main	Living Room	13'9 x 13'	Below	Bedroom	11'7 x 13'9
Main	Dining Room	18'6 x 11'5	Below	Den	11'7 x 8'3
Main	Primary Bedroom	11'11 x 13'5	Below	Utility	11'7 x 5'4
Main	Walk-In Closet	8'2 x 4'2			
Above	Bedroom	12'6 x 12'3			

Finished Floor (Main):	1,140 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	648 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,140 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,928 sqft	Basement:	Full,Fully Finished	Below	4	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,928 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

\*\*OPEN HOUSE SAT & SUN 2-4\*\*WELCOME HOME to this well-appointed MASTER ON MAIN townhouse located in Prestwick, backing onto GREENBELT and boasting incredible views of farmland, Mount Baker and sunrises! Your new home has an open floorplan with everything you need on the main including the primary, laundry room and outdoor deck. Enjoy spacious kitchen with a built-in buffet and pantry cupboard. Upstairs is the perfect setup for guests or a teenager with a bedroom/bathroom and huge Family Room plus another deck offering ultimate privacy. The basement features a huge rec room with a wetbar, 3rd bedroom/bathroom, and access to the private, fully fenced backyard. Bonus feature is double side-by-side garage plus FULL DRIVEWAY large enough to fit a full-size truck and second vehicle.