For Multi-Picture Tour Go To:

www.mitten-realty-services.com



10 14045 Nico Wynd Place, Surrey **$898,800.00**

Extensively Updated 1,479 Sq. Ft. Apartment In Nico Wynd Estates
Resort Style Amenities and Lifestyle
Gorgeous Views Of The Golf Course & Mountains

Gorgeous 1,479 square foot extensively updated apartment in desirable Nico Wynd Estates must be seen with spectacular views out over the golf course to the mountains and resort lifestyle with golf course, marina, recreation center, indoor pool, tennis court, gym and restaurant.

With over $170,000 spent recently on extensive updates including: gorgeous wide plank vinyl plank floors, bedroom carpets, smooth ceilings, light fixtures, railings, kitchen and baths and reconfigured bedroom layout this home must be seen to appreciate.

Main floor boasts spectacular views, entertainment sized living room with tasteful décor, updated gas fireplace, dining room and updated kitchen with an abundance of cabinets, breakfast bar stainless steel fridge and stove and built-in laundry cabinet.

The lower level boast 2 bedrooms and 2 extensively updated baths including a 4 piece main bath and a primary bedroom with door to patio, built-in cabinetry for dressing room/make up area and gorgeous updated 3 piece ensuite.

The good life gets even better in this gorgeous extensively updated apartment with spectacular views and resort caliber amenities and lifestyle.

For Further Details Or Private Viewing Call:

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten
Century 21 Coastal Realty Ltd.

604-290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

<u>Main Level</u>: 636 Square Feet

Living Room: 17’2 x 11’6













View From Main Level









Dining Room: 19’2 x 9’6



Kitchen: 15’2 x 12’5
(With Built-In Laundry Cabinet)









<u>Lower Level</u>: 696 Square Feet

4 Piece Main Bathroom



Primary Bedroom: 23’10 X 15’9









Primary Bedroom 3 Piece Ensuite



Bedroom: 12’1 x 8’6



<u>Bottom Level</u>: 147 Square Feet

Foyer: 7’2 5’3





Features Of This Fine Property:

- **Gorgeous 1,479 Square Foot Extensively Updated Apartment In Desirable Nico Wynd Estates Must Be Seen With Spectacular Views Out Over The Golf Course To The Mountains And Resort Lifestyle With Golf Course, Marina, Recreation Center, Indoor Pool, Tennis Court, Gym And Restaurant.**
- **With Over $170,000 Spent Recently On Extensive Updates Including: Gorgeous Wide Plank Vinyl Plank Floors, Bedroom Carpets, Smooth Ceilings, Light Fixtures, Railings, Kitchen And Baths And Reconfigured Bedroom Layout This Home Must Be Seen To Appreciate.**
- **Main Floor Boasts Spectacular Views, Entertainment Sized Living Room With Tasteful Décor, Updated Gas Fireplace, Dining Room And Updated Kitchen With An Abundance Of Cabinets, Breakfast Bar Stainless Steel Fridge And Stove And Built-In Laundry Cabinet.**

- **The Lower Level Boast 2 Bedrooms And 2 Extensively Updated Baths Including A 4 Piece Main Bath And A Primary Bedroom With Door To Patio, Built-In Cabinetry For Dressing Room/Make Up Area And Gorgeous Updated 3 Piece Ensuite.**
- **The Good Life Gets Even Better In This Gorgeous Extensively Updated Apartment With Spectacular Views And Resort Caliber Amenities And Lifestyle.**
- **Property Taxes: $3,292.49 (2025) + Utilities – Sewer $563.00 – Water $435**
- **Strata Fees: $709.02 Includes Recreation & Golf Memberships**
- **2 Storage Lockers**
- **1 Parking Stall**



COMPLEX

- **Enjoy The Resort Style Amenities Golf Course, Marina, Recreation Center, Indoor Pool, Tennis Court, Gym And Restaurant**

















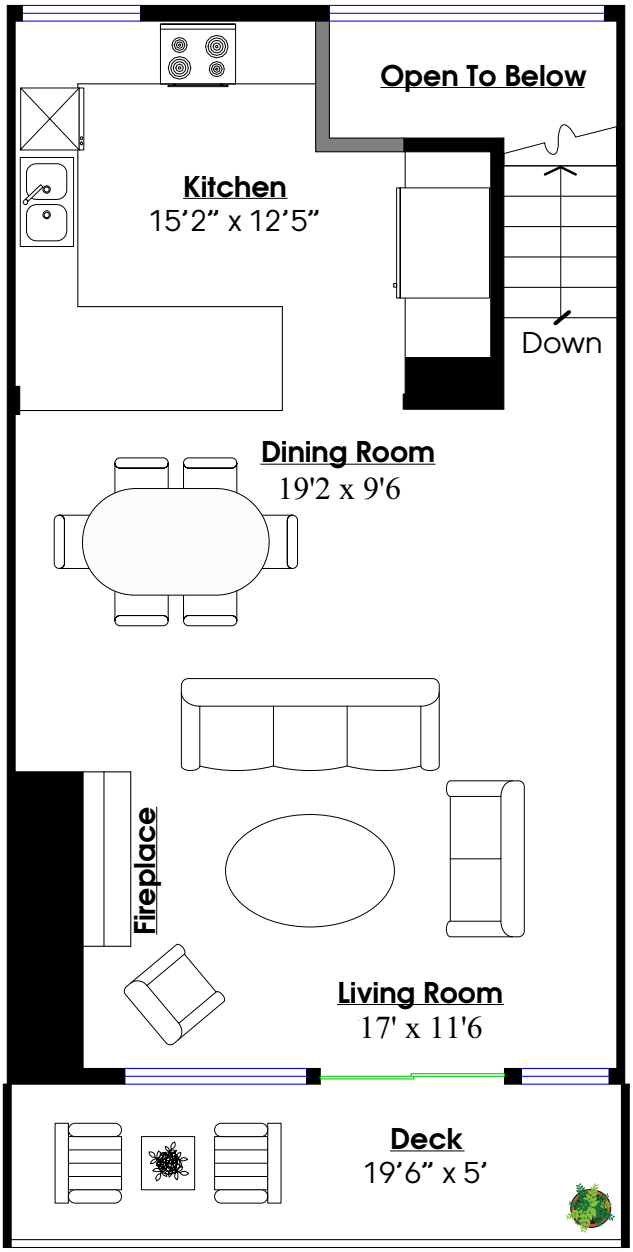


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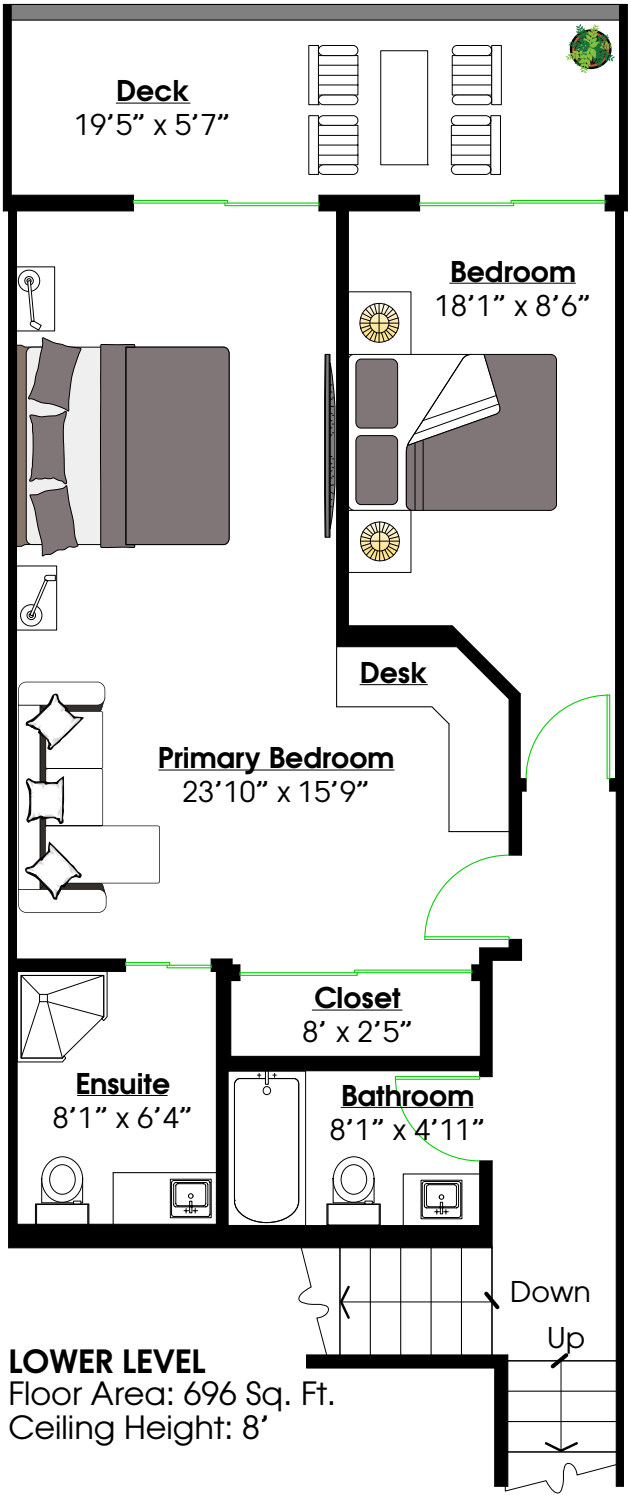
Total**

Main Level:	636 sq.ft.	Deck:	104 sq.ft.
Lower Level:	696 sq.ft.	Lower Deck:	121 sq.ft.
Bottom Level:	147 sq.ft.		
Total:	**1,479 sq.ft.**	**Total:**	**225 sq.ft.**

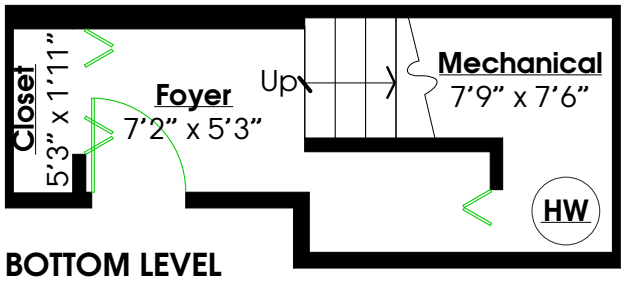
The Mitten REAL ESTATE TEAM
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MAIN LEVEL
Floor Area: 636 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL
Floor Area: 696 Sq. Ft.
Ceiling Height: 8'



BOTTOM LEVEL
Floor Area: 147 Sq. Ft.
Ceiling Height: 8'6"

N

0 ft 3 ft 5 ft 10 ft

BC FLOOR PLANS

**While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for $1,000,000
** May Include Unfinished areas