

Unit 1008

1188 RICHARDS ST

// YALETOWN // VANCOUVER //

// ABOUT THE SUITE //

- 743 square feet of interior space
- Tons of natural light, corner layout w/ park-facing view onto Emery Barnes Park
- In-suite laundry
- Roller blinds & recessed lighting
- Wide-plank engineered hardwood flooring throughout
- Contemporary kitchen:
 - White gloss cabinetry
 - Carrara marble counters & backsplash
 - Electric cooktop & feature hoodfan
 - Integrated fridge & dishwasher
 - Wall oven & built-in microwave
- Large bedroom & built-in closet organizer
- Hotel-inspired bathroom:
 - Fully marble clad tile walls
 - Frameless glass shower enclosure

// ABOUT THE BUILDING //

- Building Name: Park Plaza
- No. of Floors: 24
- No. of Strata Lots: 186
- Built: 1995
- Contingency Fund: \$709,424.98
- Maintenance Fee: \$401.78
- Pets: Yes (two dogs, no cats)
- Short Term: No
- Depreciation Report: Yes, 2022
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$500,000
 - Water: \$500,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- In-suite laundry
- 2 elevators
- Amenities:
 - Fitness centre
 - Sauna/steam room
 - Second level courtyard
 - Media room
- Building updated:
 - Rainscreen 2007
 - Windows 2007
 - Re-piping 2012
 - Elevator modernization 2014
 - New lobby and gym 2014
- Walking distance to Pacific Centre, David Lam Park & Yaletown Roundhouse Canada Line Skytrain
- Parking: #172
- Storage: #40

WEST HAVEN
GROUP

