



## WEST HAVEN GROUP

### ABOUT THE SUITE | 101

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- 1,012 sqft plus the two patios
- A large 351 sqft southwest private patio with privacy fencing
- Additional 47 sqft patio off the master bedroom
- Harwood flooring
- Bright, open kitchen with quartz countertops and a south-facing window
- Ample cabinetry storage
- Dining area easily accommodates six
- Large island
- Newer window coverings
- Spacious bedrooms, privately situated apart from one another
- Master bedroom has walk-through closet
- Second bedroom has designated working space, with sliding door to the patio
- Bathrooms completely updated
- Townhouse-style condo, yet the convenience of one-level living
- Well-laid out

### ABOUT THE BUILDING | 2628 Ash Street

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- NO. OF FLOORS: **north tower 15 & south tower 19**
- NO. OF STRATA LOTS: **181**
- CONTINGENCY FUND: **\$370,115.55**
- MAINTENANCE FEE: **\$383.70**
- PETS: **yes, 2 cats or 1 dog, cannot exceed 50 lbs or 2 feet high**
- RENTALS: **yes, no short term (minimum 30 days)**
- DEPRECIATION REPORT: **no**
- INSURANCE DEDUCTIBLES:
  - All Risks - \$25,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 10% min / \$100,000

### AMENITIES

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- 5 Elevators
- Indoor pool
- Large manicured courtyard
- Hot tub
- Sauna
- Guest suite
- Bike rooms

### NOTES

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- Parking #163 & #167
- Storage #66

