



WEST HAVEN GROUP

ABOUT THE SUITE | 103

- 1,255 sq ft
- Completely and professionally renovated with strata approval
- 'Bleached wood' laminate flooring throughout
- Huge kitchen with two-tone custom cabinetry extending up to the ceiling
- Upper cabinetry under-lit
- Quartz countertops with bevelled edges
- Contemporary glass backsplash
- Expansive island with storage on both sides, plus wine fridge
- Stainless steel appliance package from GE with Samsung microwave/range
- All casings and trims replaced
- Upgraded lighting throughout, include dining area chandelier
- New plumbing fixtures
- Gas fireplace
- Bathrooms feature floating vanities and frameless glass shower and tub enclosures
- Sleek linear drain and railhead plus handheld wand in the second bathroom
- 'Murphy' bed with integrated lighting and storage shelving
- New 'top-down and bottom-up' double honeycomb Hunter Douglas window shades throughout, including blackout shades in both bedrooms.
- Full-size washer & dryer
- Wired for Telus Pure Fibre optic internet
- 400 sqft terrace - approximately half of which is covered
- Private outlook
- 1 Parking

ABOUT THE BUILDING | MAPLE COURT | 8300 BENNETT ROAD

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **46**
- CONTINGENCY FUND: **\$154,293.43**
- MAINTENANCE FEE: **\$372.95**
- PETS: **yes (must obtain written approval of council)**
- RENTALS: **no**
- DEPRECIATION REPORT: **yes, 2011 by RDH**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$50,000
 - Sewer - \$75,000
 - Water - \$75,000
 - Earthquake - upon request

AMENITIES

- Elevator
- In-suite laundry
- Meeting room with kitchenette

NOTES

- Parking #62

