

Unit 105

2235 E BROADWAY

// EAST VAN // VANCOUVER //

// ABOUT THE SUITE //

- 639 square feet of interior space
- 350 square foot expansive garden terrace w/ gas & hose bib
- Overheight 8'-6"
- Quiet back side facing
- End unit, one neighbour
- Central heating & cooling
- Insuite laundry
- Wide-plank flooring
- European kitchen:
 - Veneta Cucine cabinetry & smart pantry pull-outs
 - Fulgor appliances (gas cooktop)
 - Integrated fridge & dishwasher
 - Quartz countertops & one-piece backsplash
- Large den/flex room
- Bonus covered foyer at front entrance
- Timelessly designed bathroom
- New home 2-5-10 year warranty

// ABOUT THE BUILDING //

- Building Name: Popolo
- No. of Floors: 6
- No. of Strata Lots: 81
- Built: 2024
- Contingency Fund: \$35,841.64
- Maintenance Fee: \$324.01
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: No
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: 10% / \$100,000

// AMENITIES & NOTES //

- In-suite laundry
- 2 elevators
- Amenities:
 - Party room & lounge
- Walking distance to Commercial/Broadway Skytrain
- 20 minute walk to Trout Lake & Community Centre
- Parking: #12
- Storage: S-83

WEST HAVEN
GROUP

