

Unit 105

391 E 7TH AVENUE

// MOUNT PLEASANT // VANCOUVER //

// ABOUT THE SUITE //

- 616 square feet of interior space
- 286 square foot covered terrace w/ new fencing & paving stones
- Smoothed ceilings throughout w/ recessed lighting
- Wide-plank white oak European engineered hardwood floors throughout & new baseboards
- New kitchen:
 - European cabinetry w/ recessed pedenza-style pulls
 - Under-cabinet lighting
 - Quartz countertops & vertical tiled backsplash
 - Updated stainless steel full-size appliance including wall-oven, electric cooktop, french door fridge
- Oversized pantry w/ custom wine storage
- Updated bathroom w/ soaking tub
- Large bedroom w/ integrated closet organizers
- Rough-in for in-suite laundry

// ABOUT THE BUILDING //

- Building Name: Oakwood Park
- No. of Floors: 3
- No. of Strata Lots: 25
- Built: 1974
- Contingency Fund: \$45,470.46
- Maintenance Fee: \$528.23
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: Yes (2013)
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- Free shared laundry on each floor
- Heat & hot water included
- 1 modernized elevator
- Building Updates:
 - Patio Doors (2024)
 - Roof (2023)
 - Boiler (2021)
 - Windows (2018)
- Across the street from Dude Chilling Park
- Short walk to new Broadway Skytrain Line & Main Street amenities
- Parking: #7
- Storage: #1

WEST HAVEN
GROUP

