



## WEST HAVEN GROUP

### ABOUT THE SUITE | 106

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- 1,081 sqft plus a 254 sqft balcony
- First floor suite (not ground floor)
- Beautifully updated 2 bed, 2 baths
- European laminate flooring
- Fresh paint, lighting fixtures, roller blinds throughout
- Updated plumbing fixtures
- Kitchen updated include:
  - Fresh cabinetry
  - Brand new appliances
  - Quartz countertops
  - Under mount sink
- Large eat-in bar
- Large living area with gas fireplace
- Side-by-side brand new laundry
- Master suite easily accommodates a king-size bed
- Large en-suite with tons of vanity storage space
- Second bedroom is privately situated on the opposite side of the home
- Water feature and garden just beyond the massive patio
- South facing exposure
- 1 Parking & 1 Storage

### ABOUT THE BUILDING | MICHAUD GARDENS | 5568 201A STREET

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- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **111**
- CONTINGENCY FUND: **\$226,379.36**
- MAINTENANCE FEE: **\$367.81**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **no**
- DEPRECIATION REPORT: **yes, 2017 by LDR**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$100,000
  - Sewer - \$100,000
  - Water - \$100,000

### AMENITIES

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- Elevator
- Club House

### NOTES

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- Parking #1
- Locker #23

