



Residence

110

E 3RD AVENUE, VANCOUVER
GRANDVIEW WOODLAND

ABOUT THE SUITE | 110

- 852 square feet of interior space
- 106 square feet of outdoor space
- 8' ceilings on the main floor
- Extensively renovated
- Newer kitchen with tons of storage
- Kitchen opened with permits
- Two-toned cabinetry with gold fixtures
- Quartz countertops
- Ample dining area
- Large living room
- Smoothed ceilings with recessed lighting
- New flooring and paint
- Updated electrical and new light fixtures
- Brand new California closets
- Ground floor patio with entry gate

ABOUT THE BUILDING | LA CONTESSA | 1422 E 3RD

- No. OF FLOORS: **3**
- No. OF STRATA LOTS: **57**
- YEAR BUILT: **1981**
- CONTINGENCY FUND: **\$348,980.00**
- MAINTENANCE FEE: **\$439.37**
- PETS: **yes, 3 (2 dogs max)**
- RENTALS: **yes (10 units allowed, currently maxed)**
- DEPRECIATION REPORT: **yes, 2018**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

AMENITIES

- Elevator
- Rooftop deck
- Close to Commercial Drive, Skytrain, shopping, parks and schools

NOTES

- Parking #10
- Fully rain-screened
- New windows & balconies (2002)
- Piping (2012)
- Elevator (2015)
- Fencing (2017)
- Membrane updates (2016)
- Entry system and hallways (2021)

