



WEST HAVEN GROUP

ABOUT THE SUITE | 1102

- 591 square feet plus the 50 sqft patio
- Completely renovated and re-designed
- One-of-a-kind West End living
- Sleek kitchen has been fully opened up
- Custom oak cabinetry
- Custom oak-panelled backsplash
- Concealed backsplash outlets
- Ample storage space within cabinetry
- Fisher & Paykel panelled dishwasher drawer
- Blomberg integrated refrigerator
- Fagor wall oven
- AEG cooktop
- Quartz countertops
- Exposed concrete pillar integrated into the design
- Engineered hardwood flooring throughout
- Smoothed ceilings with recessed lighting
- Panelled walls
- All windows have contemporary roller shades
- Oak hallway sliding doors achieve a fully panelled wall appearance
- Wide floating vanity in the bathroom
- Oversized shower with rainhead and frameless glass enclosure
- Bathroom walls finished in tile, oak panels, and subtle Venetian plaster
- Bedroom offers smart storage with closet organizer system
- Blackout shades in the bedroom
- Patio has deck flooring and integrated lighting
- Beautiful English Bay views to the southwest
- 1 parking stall
- 1 storage locker

ABOUT THE BUILDING | THE SANDPIPER | 1740 COMOX

- NUMBER OF FLOORS: **20**
- NUMBER OF STRATA LOTS: **113**
- CRF: **\$842,215.83**
- MAINTENANCE FEE: **\$383.38/month**
- PETS: **yes, 1 dog or 1 cat, no size restriction**
- RENTALS: **15 max at a time, minimum 12 months**
- DEPRECIATION REPORT: **yes, 2013, by Morrison Hershfield**
- Close to English Bay beach and park, steps to Denman restaurants and shops
- All windows replaced
- Exterior renewal on all sides
- Elevator modernization
- Lobby and hallway renovations

AMENITIES

- Elevator
- Huge garden oasis
- Six newer washers, & six newer dryers, card operated, refill station in laundryroom
- Shared laundryroom is very bright on ground level with windows on both sides

NOTES

- Parking: #78
- Storage: #B50