

MARGUERITE HOUSE

113 - 4685 VALLEY DRIVE
/ QUILCHENA / VANCOUVER /

/ ABOUT THE SUITE /

- 1,019 square feet of interior space
- 520 square foot patio & bonus grass area
- 8' to 10' ceiling height
- Engineered hardwood floors throughout
- Custom roman shades in living area
- Updated kitchen w/ full-size appliances
- Designated dining area
- Fluted concrete fireplace surround w/ floating display shelving
- Gorgeous light fixtures throughout
- Secondary bedroom has access to yard
- King-size primary bedroom w/ limewashed walls, blackout shades & custom draperies
- Spacious ensuite bathroom w/ double sinks, marble countertop, separate tub & shower
- Fully renovated second bathroom w/ gorgeous arched walk-in shower, wood vanity, & blush pink walls
- Live on Quilchena Park
- Short walk to Prince of Wales Park

/ ABOUT THE BUILDING /

- Building Name: 'Marguerite House'
- No. of Floors: 7
- No. of Strata Lots: 212
- Built: 2004
- Contingency Fund: \$1,085,141.35
- Maintenance Fee: \$597.32
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2023
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: 10% min. \$150,000

/ AMENITIES & NOTES /

- 2 elevators
- In-suite laundry
- 24-hour concierge
- Fitness centre
- Visitor parking
- Meeting room & social lounge
- Outdoor pool
- Sauna & steam room
- Shaughnessy Elementary School (K-7)
- Prince of Wales Secondary (8-12)
- Parking: #52 & 53
- Storage: NA

