



## WEST HAVEN GROUP

### ABOUT THE SUITE | 1305

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- 922 square feet professionally measured
- 46 square feet terrace professionally measured
- Spectacular "forever" heritage Yaletown views
- Roller blinds throughout, automated in living area
- Natural Oak engineered hardwood flooring
- California Closet organizers
- Black shaker cabinetry and stainless steel backsplash
- Stone countertops and under mountsink
- Integrated FisherPaykel appliances:
  - 30" Gas cooktop
  - 30" Wall oven
  - 24" Fridge
  - Double-drawer dishwasher
- Two ensuite bathrooms:
  - Double sinks in both
  - Marble countertops
  - Master ensuite offers separate soaker tub and walk-in shower
- Large and bright office / den area
- Huge entry storage / flex room
- Full-size washer and dryer

### ABOUT THE BUILDING | H&H | 1133 HOMER STREET

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- NO. OF FLOORS: **16**
- NO. OF STRATA LOTS: **192**
- CONTINGENCY FUND: **\$715,933.96**
- MAINTENANCE FEE: **\$463.49**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (no AirBnB or short term)**
- DEPRECIATION REPORT: **yes, 2013 (RDH)**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$75,000
  - Sewer - \$100,000
  - Water - \$100,000
  - Flood - \$50,000
  - Earthquake - 10%

### AMENITIES

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- 2-Elevators
- Club House
- Caretaker
- Roofdeck
- Gym
- In-suite laundry

### NOTES

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- Parking #61 (P2)

