

Residence

# 1709 - 1111 ALBERNI ST

WEST END, VANCOUVER

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## ABOUT THE SUITE:

- 1,201 square feet of interior space
- 295 square feet of outdoor space
- Open concept, wide & functional layout w/ full-height windows
- Fully tiled floors throughout
- Central air conditioning & heating
- Eggersmann kitchen cabinetry:
  - Sub-zero fridge
  - Miele gas cooktop
  - Miele convection wall oven
  - Miele dishwasher
  - Integrated microwave
- King-size primary suite w/ walk-in closet
- Spa-inspired ensuite:
  - Floating double-basin vanity w/ marble countertop
  - Deep soaker tub & walk-in shower
  - Wall-hung toilet

## ABOUT THE BUILDING:

- No. of Floors: 62
- No. of Strata Lots: 227
- Built In: 2008
- Contingency Fund: \$1,426,996
- Maintenance Fee: \$1,471.98
- Pets: Yes (2 total)
- Short Term: No
- Depreciation Report: Yes
- Insurance Deductibles:
  - All Risk - \$25,000
  - Sewer - \$100,000
  - Water - \$100,000
  - Earthquake - 10%

## AMENITIES & NOTES:

- In-suite laundry
- 8 Elevators
- 24-hour concierge
- Fitness centre
- Pool & Hot tub
- Party room
- Sauna
- Common outdoor space
- Central location to parks, shops, restaurants, Skytrain & Canada Line
- Parking: Yes, P6-224
- Storage: No

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