

Residence

2006-1740 COMOX

WEST END, VANCOUVER

ABOUT THE SUITE:

- 769 square feet on interior space
- 62 square foot patio
- Corner penthouse
- Beautiful English Bay views to the south
- Completely renovated
- Smoothed ceilings
- Recessed lighting
- Open concept kitchen
- Unique pastel green kitchen
- Shaker cabinetry
- Integrated dishwasher
- Separate dining area
- Walk-in shower with linear drain
- Frameless glass shower enclosure
- Integrated lighting in vanity mirror
- Bedrooms on opposite corners of the suite
- Patio is fully covered
- Plenty of in-suite storage
- 1 parking stall
- 1 storage locker

ABOUT THE BUILDING:

- No. of Floors: 20
- No. of Strata Lots: 120
- Built-in: 1976
- Contingency Fund: \$573,972.98
- Maintenance Fee: \$624.33
- Pets: Yes (1 total)
- Rentals: Yes (minimum 12 months)
- Depreciation Report: Yes, 2019 (Morrison Hershfield)
- Insurance Deductibles:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

AMENITIES & NOTES:

- Beautifully landscaped garden oasis
- Six newer washers and six newer dryers, card operated, refill station in laundry room
- Shared laundry room is very bright on ground level with windows on two sides
- Elevator (2)
- Parking: #1
- Storage: #A-16
- New parkade membrane approved. Approximately \$23,000 levy already paid for.

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GROUP



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