



WEST HAVEN GROUP

ABOUT THE SUITE | 2016 FRANKLIN STREET

- 1,516 square feet inside
- 500 square foot front yard
- Balcony off main floor
- 3-storey townhouse
- High ceilings
- Mountain views
- Updated kitchen including Herringbone backsplash
- New Bosch dishwasher
- Engineered hardwood
- Custom light fixtures
- Powder room on the main floor
- Stone countertops
- North and south exposures
- Three bedrooms and two full bathrooms up - perfect for families
- Lower level rec room with custom media wall including electric fireplace
- Custom bar with built-in beer dispenser
- Guest suite on lower level; rough-in for suite
- Fully fenced front yard on a quiet, tree-lined street
- Security system
- 1 parking stall & 1 storage locker

ABOUT THE BUILDING | SUNRISE VIEWS | 2016 FRANKLIN STREET

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **10**
- CONTINGENCY FUND: **\$36,083.51**
- MAINTENANCE FEE: **\$566.31**
- PETS: **yes (2 dogs or 2 cats, or 1 of each)**
- RENTALS: **yes, no short term (less than 30 days)**
- DEPRECIATION REPORT: **no**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 5%

AMENITIES

- Access to Railtown, East Village, Hastings, Commercial restaurants, breweries, and cafes
- Steps to Pandora Park, which has a water park
- Close to R5 bus with express access downtown
- Pallet cafe around corner

NOTES

- Parking # 10 - common property
- Locker # 4 - common property

