

# 'North of 4th'

202 - 2148 W 2ND AVENUE

// KITSILANO // VANCOUVER //

## // ABOUT THE UNIT //

- 1,270 square feet of interior living space
- 57 square foot North covered balcony
- 420 square foot private South terrace w/ direct entry
- Smooth ceilings throughout w/ recessed lighting
- Extra soundproofing, insulation & drywalling
- Roller shades & oak interior doors throughout
- 'Control4' home automation system w/ 6 in-ceiling speakers + Sonos sound bars
- 54" linear gas fireplace w/ Italian tile & contemporary glass display shelving
- Engineered cherry hardwood flooring (can be refinished twice)
- Contemporary kitchen:
  - 11' island w/ quartz waterfall
  - Thermador appliances (panelled dishwasher & fridge)
  - 'Dornbracht' faucet & undermount sink
- Thoughtful bathrooms:
  - Seamless hardwood-to-tile transitions w/ heated flooring
  - Tankless 'Duravit' wall-mounted toilets
  - Curbless primary shower w/ infinity drain, 6-head walk-in shower, double vanity & heated towel rack
- King-size primary bedroom w/ walk-in closet & secondary closet w/ custom organizers
- Queen-size murphy bed in second bedroom

## // ABOUT THE BUILDING //

- Building Name: 2148 W 2nd Avenue
- No. of Floors: 4
- No. of Strata Lots: 7
- Built: 1985
- Contingency Fund: \$15,604
- Maintenance Fee: \$739.94
- Pets: Yes
- Short Term: No
- Depreciation Report: No
- Insurance Deductibles:
  - All Risk: \$10,000
  - Sewer: \$25,000
  - Water: \$25,000
  - Earthquake: 10% (\$100,000)

## // AMENITIES & NOTES //

- 1-elevator
- Guest parking (2)
- In-suite laundry
- Bonus storage at end of parking stall
- External storage locker
- Workshop space
- Rainscreened
- New windows
- Parking: #11 & 12
- Storage: #4

