



## WEST HAVEN GROUP

### ABOUT THE SUITE | 202

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- 739 square feet interior space (714 on strata plan)
- 73 square feet of covered outdoor space
- Newly remodelled kitchen with:
  - White gloss full-height cabinetry
  - Quartz stone countertops
  - Oversized under mount sink
  - Stainless steel appliances
- Laminate floor throughout
- Spacious dining and living areas
- Electric fireplace with feature mantle
- Spacious open office/den area
- King-size master bedroom with double closets & cheater ensuite
- Updated light fixtures

### ABOUT THE BUILDING | BOTANICA | 7330 SALISBURY AVENUE

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- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **57**
- CONTINGENCY FUND: **\$275,115.95**
- MAINTENANCE FEE: **\$275.91**
- PETS: **yes, 2 (25" at shoulders & 50lbs max)**
- RENTALS: **yes (6 max)**
- DEPRECIATION REPORT: **yes (2013) Spratt Emanuel Engineering Ltd.**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$10,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 10%

### AMENITIES

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- Elevator
- In-suite laundry
- 9 minute walk to Edmonds Skytrain Station
- Quiet tree-lined outlook and location
- Central location to shops and restaurants at Highgate Village
- Bike paths and walking trails at your doorstep

### NOTES

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- Parking #22
- Storage #27

