

THE BEACHES

203 - 1665 ARBUTUS STREET
// KITSILANO // VANCOUVER //

// ABOUT THE SUITE //

- 598 square feet of interior space
- 86 square feet of terrace space
- Corner unit w/ lots of windows
- In-suite laundry
- Laminate flooring throughout
- Updated electric baseboard heaters
- Wood burning corner fireplace w/ stone surround
- Horizontal 2" faux wood blinds
- Renovated kitchen:
 - White millwork & open shelving
 - Granite stone countertops
 - Hexacgon backsplash tile
 - 30" electric slide-in range
 - 30" over-the-range microwave/hood fan
 - 24" stainless steel dishwasher
 - Double basin under-mount sink
- Updated bathroom:
 - Faux marble tub/shower tile
 - Rain head w/ handheld shower arm

// ABOUT THE BUILDING //

- Building Name: 'The Beaches'
- No. of Floors: 4
- No. of Strata Lots: 14
- Built: 1986
- Contingency Fund: \$71,368
- Maintenance Fee: \$444.18
- Pets: Yes (1) total
- Short Term: No
- Depreciation Report: Yes, 2025
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: \$100,000 (10%)

// AMENITIES & NOTES //

- 1-elevator
- Caretaker
- In-suite laundry
- Garden
- Henry Hudson Elementary (K-7)
- Kitsilano Secondary (8-12)
- St Augustine's School (K-7) Private
- Madrona Primary & Junior (K-7) Private
- Parking: 5
- Storage: 203

