



WEST HAVEN GROUP

ABOUT THE SUITE | 2101

- 840 sq ft
- Efficient layout with a practical living space
- Bedrooms situated on opposite corners of the home
- Corner suite with city, mountain, and water views
- Finishes are sleek and modern:
 - Grey high-gloss cabinetry
 - Quartz countertops
 - Full-size appliance package.
- Northwest exposure
- Large in-suite storage room
- Views from all rooms
- Two full bathrooms including glass walk-in shower and bathtub
- Custom lighting throughout
- Includes large custom kitchen island
- 1 parking

ABOUT THE BUILDING | THE ROLSTON | 1325 ROLSTON STREET

- NO. OF FLOORS: **23**
- NO. OF STRATA LOTS: **187**
- CONTINGENCY FUND: **\$691,000**
- MAINTENANCE FEE: **\$432.56**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes**
- DEPRECIATION REPORT: **yes, 2016 by WSP**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$100,000
 - Sewer - \$100,000
 - Water - \$100,000
 - Earthquake - 10%

AMENITIES

- Two elevators
- Concierge
- Exercise centre
- Garden
- Bike room
- Two rooftop terraces, both with BBQ's
- Kitchen with dining space

NOTES

- Parking #36

