

Residence

1238 RICHARDS

YALETOWN, VANCOUVER

ABOUT THE SUITE:

- 1,585 square feet on interior space
 - 43 square feet on outdoor space
 - Engineered oak flooring
 - 8' and 16' ceilings on the main floor
 - Gas fireplace and recessed TV's
 - Automated blinds and custom draperies
 - Glass railing staircase
 - Custom built-in wardrobes and closet organizers
 - Spa-inspired bathrooms
 - Designer lighting and tray ceilings
- Designer kitchen:
 - Custom walnut veneer cabinets and black slab uppers
 - Leathered black granite counter-tops and full-height backsplash
 - Unlacquered brass Kallista faucet
 - Integrated Fisher Paykel fridge and heritage gas range

ABOUT THE BUILDING:

- No. of Floors: 28
 - No. of Strata Lots: 100
 - Built-in: 1997
 - Contingency Fund: \$597,572.99
 - Pets: Yes (2 dogs or 2 cats or 1 of each)
 - Rentals: Yes (30 day min)
- Depreciation Report: Yes, 2020
 - Insurance Deductibles:
 - All Risk - \$75,000
 - Sewer - \$75,000
 - Water - \$75,000
 - Earthquake - 15%

AMENITIES & NOTES:

- 2 Elevators
 - In-suite laundry
 - Exercise centre and jacuzzi
 - Central location to shops, Seawall and restaurants
- Parking 14
 - Storage L2-30

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