

AZURA 1

2206 - 1438 RICHARDS STREET

// YALETOWN // VANCOUVER //

// ABOUT THE SUITE //

- 758 square feet of interior space
- 54 square feet of terrace space
- Split air conditioning unit w/ two heads
- European vinyl herringbone flooring
- Custom media unit, millwork entry closet & headboard built-in
- Custom stainless steel daybed in den
- 3" recessed lighting & integrated speakers
- Motorized roller shades throughout
- Contemporary grey kitchen:
 - Recessed drawer pull millwork
 - Blanco undermount kitchen sink
 - 2cm quartz countertops, full-height backsplash w/ waterfall feature
 - 30" Beko integrated fridge w/ ice & water
 - 24" Blomberg integrated dishwasher
 - 24" AEG gas 4-burner cooktop
 - 24" AEG convection wall oven
 - 24" integrated Falmecc hood fan
 - Built-in Panasonic undercounter microwave
- Built-in faux leather banquette dining seating
- Spa-inspired bathroom:
 - Italian textured wall tile
 - Satin nickel fixtures w/ recessed rain head
 - Floating vanity w/ medicine storage cabinet & ambient lighting
- New Samsung washer & dryer

// ABOUT THE BUILDING //

- Building Name: 'Azura 1'
- No. of Floors: 36
- No. of Strata Lots: 206
- Built: 2004
- Contingency Fund: \$1,651,826
- Maintenance Fee: \$554.27
- Pets: Yes (2) total
- Short Term: No
- Depreciation Report: Yes, 2021
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: \$100,000 (10%)

// AMENITIES & NOTES //

- 3-elevators
- Concierge
- Meeting room
- EV Charging
- 'Viva Club' access:
 - Indoor pool, hot tub, sauna & steam room
 - Squash courts
 - Gym & fitness centre
 - Guest suite
 - Party rooms
 - Theatre/media room
- Elsie Roy Elementary (K-7)
- King George Secondary (8-12)
- Anchor Point Montessori (K-7) Private
- Claren Academy (K-3) Private
- Parking: 72

