

Residence

1239 W GEORGIA ST

COAL HARBOUR, VANCOUVER

ABOUT THE HOME:

- 806 square feet of interior space
- 22 square foot terrace
- Updated porcelain tile flooring
- High-floor, bright corner suite
- Gas fireplace w/ tile surround
- Solar UV roller shades
- New 'Samsung' stacking laundry
- Custom designed kitchen:
 - White slab door cabinetry
 - Fisher & Paykel gas range
 - Bosch dishwasher
 - 24" stainless steel fridge
 - Quartz countertops w/ built-in floating breakfast bar
 - Mirror mosaic backsplash tile
 - Blanco faucet w/ white undermount Silgranit sink
- Updated bathroom:
 - Fully tiled walls
 - Imported fixtures from England
 - Rain head showers
 - Backlit mirrors

ABOUT THE BUILDING:

- No. of Floors: 36
- No. of Strata Lots: 298
- Built: 1999 by Pinnacle
- Contingency Fund: \$1,227,915
- Maintenance Fee: \$441.63
- Pets: Yes (1)
- Short Term: No
- Depreciation Report: Yes, 2019
- Insurance Deductibles:
 - All Risk: \$50,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: 15%

AMENITIES & NOTES:

- In-suite laundry
- 3 elevators
- 24-hour concierge
- 80' pool
- Sauna
- Media room
- Exercise centre
- Guest suite
- 2 blocks to Urban Fare, Seawall, and Robson shopping. 1 block to Equinox and Alberni shopping
- Parking: #50
- Storage: #202

WEST HAVEN
GROUP

