



WEST HAVEN GROUP

ABOUT THE SUITE | 2602

- 914 square feet plus the 36 sqft patio
- High-floor, southeast corner home
- City and False Creek Views
- Great layout with bedrooms on opposite sides
- Two separate office spaces
- Open kitchen with island
- Flat panel cherry cabinetry
- Best 2-bedroom layout in the building
- Newer engineered hardwood flooring
- New roller blinds throughout (blackout in the bedrooms)
- New Bosch washer and dryer
- Updated stainless steel appliances
- Custom vanities and deep soaker tubs in both bathrooms
- Newly painted
- Ceilings were smoothed in the living space
- Ample closet space in each bedroom
- 1 parking stall
- 1 storage locker

ABOUT THE BUILDING | ELAN | 1255 SEYMOUR

- NUMBER OF FLOORS: **34**
- NUMBER OF STRATA LOTS: **229**
- CRF: **\$451,925.67**
- MAINTENANCE FEE: **\$609.64/month**
- PETS: **yes, 2 dogs or 2 cats, or 1 of each**
- RENTALS: **unlimited, minimum 1 month**
- DEPRECIATION REPORT: **yes, 2015, by Morrison Hershfield**
- Close to downtown and Yaletown restaurants, shopping, parks, Seawall, & Canada Line

AMENITIES

- Two fitness rooms
- Landscaped courtyard
- Sauna & steam room
- BBQ area
- Recreation room
- Billiards
- Boardroom
- Three elevators

NOTES

- Parking: #169 on P2
- Storage: #49 on P1