



WEST HAVEN GROUP

About the Suite | 2607

- 564 square feet
- Functional and open floor plan
- In-suite storage
- Gas cooktop
- David Lam Park and False Creek views
- Granite countertops

About the Building | Azura 1 | 1438 Richards Street

- NO. OF FLOORS: **38**
- NO. OF STRATA LOTS: **207**
- CONTINGENCY FUND: **\$878,929.88**
- MAINTENANCE FEE: **\$363.02**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (6 months)**
- DEPRECIATION REPORT: **yes, 2021 (JRS Engineering)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$25,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 10%

Amenities

- 3-Elevators
- 24/7 Concierge
- 2 EV Parking Spaces
- Viva Club
 - Indoor Pool & Hot Tub
 - Steam Room & Sauna
- Gym
- 2 x Squash Court
- Theatre Rooms
- Billiards Room
- Meeting Rooms

Notes

- Parking #108 (P3)
- Tenant since Oct 15, 2018
- Partially furnished