

YALETOWN PARK 2

3002 - 909 MAINLAND STREET
// YALETOWN // VANCOUVER //

// ABOUT THE SUITE //

- 773 square feet of interior space
- 50 square feet across two covered terraces
- Wide plank oak engineer hardwood flooring
- Smoothed ceilings for contemporary feel
- New interior doors, trims & mouldings
- Automated blackout roller shades in bedrooms
- Automated solar UV roller shades in living area
- Mysa smart thermostats
- Screwless switch covers, new outlets & updated sleek lighting throughout
- Contemporary matte white kitchen:
 - Recessed drawer pulls w/ hidden interior drawers & automatic lighting
 - 2cm "Calacatta" quartz countertops & full-height backsplash
- 24" Integrated fridge
- 24" Blomberg integrated dishwasher
- 26" Smeg induction 4-burner cooktop
- 24" integrated hood fan
- 24" Fulgor Milano electric convection oven
- Built-in Panasonic undercounter microwave
- Composite resin undermount kitchen sink
- Spa-inspired bathrooms w/ crema marble floors & deep soaker tubs
- Upgraded Samsung washer & dryer

// ABOUT THE BUILDING //

- Building Name: 'Yaletown Park 2'
- No. of Floors: 34
- No. of Strata Lots: 309 (608 total)
- Built: 2007
- Contingency Fund: \$1,678,062.11
- Maintenance Fee: \$604.43
- Pets: Yes (3) 2 dogs & 1 cat, or 2 cats & 1 dog
- Short Term: No
- Depreciation Report: Yes, 2022
- Insurance Deductibles:
 - All Risk: \$75,000
 - Sewer: \$250,000
 - Water: \$250,000
 - Earthquake: \$100,000 (10%)

// AMENITIES & NOTES //

- 3-elevators
- Concierge
- Exercise centre
- Meeting room
- Guest suite
- Lounge/party room
- Crosstown Elementary (K-7)
- King George Secondary (8-12)
- Claren Academy (K-3) Private
- Lowell High School (10-12) Private
- Parking: P3-311
- Storage Room: P3-74

