



WEST HAVEN GROUP

About the Suite | 301

- 806 square feet
- Turn-key
- Loft inspired
- Polished concrete floors
- Brick-clad gas fireplace
- Space for a four-person dining table
- All new appliances including Fisher & Paykel and Bosch
- Quartz countertops
- Covered patio
- Both full bathrooms recently renovated
- Spacious primary bedroom with dual closets
- West exposure

About the Building | Greenwich Place | 1226 Hamilton Street

- NO. OF FLOORS: **5**
- NO. OF STRATA LOTS: **17**
- CONTINGENCY FUND: **\$126,712.54**
- MAINTENANCE FEE: **\$433.98**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes**
- DEPRECIATION REPORT: **yes, 2017 (Normac)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

Amenities

- Exercise room
- Elevator
- Bike room
- In-suite laundry
- Workshop
- Close to shops, restaurants, and transit

Notes

- Parking #301
- Storage #301
- Short term rentals okay
- Pets welcome