



WEST HAVEN GROUP

ABOUT THE SUITE | 303

- 977 square feet of interior space professionally measured (947 on strata plan)
- Completely and professional renovated by KALU interiors
- \$100,000 spent on total renovation in 2018
- New ceilings throughout - all designer fixtures
- KitchenAid range and dishwasher
- Gas included in the maintenance fee
- Quartz countertops
- Two-tone cabinetry with custom cabinet pulls
- Feature tile surround on gas fireplace
- New interior doors and black door hardware throughout
- Plenty of in-suite storage
- Separate dining area that can seat six
- Black Aqualem plumbing fixtures
- West and East exposure corner suite
- Stacked full-sized washer and dryer in laundry room

ABOUT THE BUILDING | ROYAL VICTORIA GARDENS | 2736 VICTORIA DRIVE

- NUMBER OF FLOORS: **4**
- NUMBER OF STRATA LOTS: **26**
- CRF: **\$90,039**
- MAINTENANCE FEE: **\$535.18**
- PETS: **yes, 1 dog or 1 cat, no size restriction**
- RENTALS: **none permitted, owners only**
- DEPRECIATION REPORT: **yes, 2013, McCuaig & Associates**
- Partially rainscreened (2009) North wall & the entire first storey
- Balconies, railings and common hallways (2009)
- Parkade membrane (2016)
- Roof (2002)
- Re-piped (2018)

AMENITIES

- Elevator

NOTES

- Parking: **P13**
- Storage: **none, for rent**

