

Residence

303-528 BEATTY ST

GASTOWN, VANCOUVER

ABOUT THE SUITE:

- 1,284 square feet on interior space
- Two level heritage loft conversion
- \$320,000 fully-permitted remodel by 'PlaidFox Studio'
- 'Lutron' smart controlled roller shades & light switches
- Fully restored heritage douglas fir hardwood floors
- Custom made 46" James. R Moder chandelier inspired by Hotel Georgia
- Heritage sash windows, exposed brick & timber beams
- Designer kitchen:
 - Bespoke deep blue cabinetry
 - Blomberg 30" panelled fridge & dishwasher
 - F&P 30" induction cooktop
 - Silestone leather finish counters & porcelain slab backsplash
 - Double-basin sink w/ satin satin brass pull-down faucet
 - Custom built-in blue velvet upholstered banquette
- Spa-inspired bathrooms:
 - Bespoke cabinetry w/ Silestone leather finish countertops
 - Champagne bronze shower components & faucets
 - Mara Mara marble tile
 - 'Visual Comfort' wall sconces
- Stunning primary suite:
 - Built-in wardrobes & storage
 - 'Arterior' brass pendant lights
 - Panelled feature wall

ABOUT THE BUILDING:

- No. of Floors: 9
- No. of Strata Lots: 38
- Built: 1906 (2007 conversion)
- Contingency Fund: \$321,642.42
- Maintenance Fee: \$709.79
- Pets: Yes (1 cat or dog)
- Rentals: Yes (no AirBnb)
- Depreciation Report: Yes, 2016
- Insurance Deductibles:
 - All Risk - \$10,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 10%

AMENITIES & NOTES:

- 1 Elevator
- In-suite laundry
- Rooftop deck w/ BBQ
- Central location to shops, Skytrain, restaurants, and stadiums
- 3 blocks from CityMarket & the new Post building
- Parking: #9
- Storage: #11

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