

ARBUTUS VILLAGE

305 - 4101 YEW STREET
/ KITSILANO / VANCOUVER /

/ ABOUT THE SUITE /

- 958 square feet of interior space
- Quality low-rise concrete construction
- Serene & quiet treed outlook
- Contemporary tile foyer & kitchen area
- Large living & dining areas
- Updated shaker interior doors
- Updated timeless kitchen:
 - Two-tone white & walnut cabinetry
 - Quartz countertops w/ stone backsplash
 - Electric range w/ double oven
 - Oversized french-door fridge
 - Microwave hoodfan
 - Large undermount sink w/ restaurant-style spray faucet
- Hotel-inspired renovated bathroom:
 - Oversize walnut vanity w/ tons of storage
 - Quartz countertop & undermount vanity sink
 - Large format, fully-tiled walls
 - Modern frameless glass shower w/ rain head & handheld wand
- Huge king-size bedroom w/ ample room for dressers & wardrobes
- Steps to Arbutus Club, Arbutus Village Park, Trafalgar Park, Safeway, & Arbutus Shopping Centre

/ ABOUT THE BUILDING /

- Building Name: 'Arbutus Village'
- No. of Floors: 6
- No. of Strata Lots: 78
- Built: 1975
- Contingency Fund: \$ 365,938
- Maintenance Fee: \$584.41
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2024
- Insurance Deductibles:
 - All Risk: \$25,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 10% min. \$100,000

/ AMENITIES & NOTES /

- 1 elevator
- Boutique concrete construction
- Outdoor pool
- Shared laundry
- Trafalgar Elementary (K-7)
- Prince of Wales Secondary (8-12)
- Kitsilano Secondary (French 8-12)
- Parking: #15
- Storage: #27

