



WEST HAVEN GROUP

ABOUT THE SUITE | 307

- 622 square feet of interior space professionally measured, 606 square feet on strata plan
- Completely updated
 - Laminate floors throughout
 - New blinds
 - New kitchen cabinets, appliances, plumbing, granite counters
 - New bathroom tile, tub surround, glass enclosure, vanity, plumbing fixtures
- Top floor home means quiet peace of mind
- Recently paid nearly \$22k for new balconies and railings
- Well cared-for home with quiet tree-lined exposure

ABOUT THE BUILDING | MOUNT PLEASANT MANOR | 825 E 7TH AVENUE

- NUMBER OF FLOORS: **3**
- NUMBER OF STRATA LOTS: **36**
- CRF: **\$43,961**
- MAINTENANCE FEE: **\$365.09**
- PETS: **yes, 1 dog and 1 cat, no size restriction**
- RENTALS: **yes, no AirBNB, minimum 6 months**
- DEPRECIATION REPORT: **yes, 2017, WSP Canada Inc.**
- Vinyl siding (2002)
- Carpeting & painted hallways (2007)
- Roof & wood perimeter fencing (2009)
- Entry paving stones & landscaping (2012)
- Vinyl windows & balcony doors (2013)
- Access control system and entryphone (2016)
- Balconies, railings and common hallways underway (2020)

AMENITIES

- Elevator

NOTES

- Parking: **6**
- Storage: **25**

