

308 - 1855 NELSON ST

// WEST END // VANCOUVER //

// ABOUT THE SUITE //

- 767 square feet of interior space
- Overheight 9'-10" ceilings
- Vaulted skylight to 12'-9"
- Fully renovated w/ new flooring, fresh paint, cabinetry & bathroom
- In-suite laundry
- Linear electric fireplace
- Kitchen:
 - Electric range
 - French door fridge
 - Over-the-range microwave
 - Dishwasher
 - All-in-one laundry unit
 - Large island dining space
- Renovated bathroom:
 - New vanity w/ storage mirror & medicine cabinet
 - Deep soaker tub/shower combo
 - Floating shelves
- Large bedroom, big enough for a king-size bed

// ABOUT THE BUILDING //

- Building Name: West Park
- No. of Floors: 4
- No. of Strata Lots: 42
- Built: 1977
- Contingency Fund: \$140,764.68
- Maintenance Fee: \$516.65
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: Yes (2023)
- Insurance Deductibles:
 - All Risk: \$15,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- 1 Elevator
- Building Updates:
 - Roofing
 - Siding/rainscreen
 - Balconies
 - Windows & patio doors
 - Refreshed lobby
- Amenities Include:
 - None
- Highly-desired 'West of Denman' location
- Steps to English Bay & Stanley Park
- Parking: #1
- Storage: #308

WEST HAVEN
GROUP

