



# WEST HAVEN GROUP

## ABOUT THE SUITE | 3126

---

- 916 sq ft
- Extremely bright end unit townhouse
- Two levels plus rooftop deck
- Newly painted throughout
- Updated lighting
- Two bedrooms located on the main level
- Spacious private master situated at the rear of the home
- Upstairs features open kitchen and living area
- Huge vaulted ceilings and tons of windows
- Large home office / flex room
- Gas fireplace
- North Shore mountain views
- Private and quiet south-facing roof-top deck
- 2 Parking

## ABOUT THE BUILDING | AVANTI | 3126 W 4TH AVENUE

---

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **60**
- CONTINGENCY FUND: **\$194,504.39**
- MAINTENANCE FEE: **\$468.38**
- PETS: **yes (1 dog or 1 cat)**
- RENTALS: **yes (minimum 1 year)**
- DEPRECIATION REPORT: **yes, 2018 by BC Building Science**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$10,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 10%

## AMENITIES

---

- Bike room
- Elevator

## NOTES

---

- Parking #41 & 85