

FIRST ON FIRST

401 - 1808 W 1ST AVENUE

// KITSILANO // VANCOUVER //

// ABOUT THE SUITE //

- 605 square feet of interior space
- 55 square feet of covered, south-facing balcony space
- Quality concrete construction
- 9-foot ceiling height
- Designer renovation
- Engineer hardwood flooring
- Custom wood feature wall
- Contemporary kitchen:
 - Quartz countertops
 - Matte white cabinetry w/ appliance garage
 - Induction range
 - Full-size GE fridge
 - Chimney-style hood fan
- Bosch ultra-quiet dishwasher
- Brand new bathroom:
 - Furniture-style wood vanity w/ quartz countertop & undermount sink
 - Matt black wide-spread lavatory faucet
 - Side-lit vanity mirror
 - Penny-style white wall tile & large format floor tile
 - Deep soaker tub w/ niche
- Dedicated office space w/ storage
- California Closets in pantry & bedroom
- Steps to Kitsilano Beach, parks & conveniences
- Easy access to downtown & transit

// ABOUT THE BUILDING //

- Building Name: 'First on First'
- No. of Floors: 6
- No. of Strata Lots: 45
- Built: 2009
- Contingency Fund: \$513,051
- Maintenance Fee: \$310.18
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2014
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 5% min. \$100,000

// AMENITIES & NOTES //

- In-suite laundry
- 1 elevator
- Boutique concrete construction
- Bike room
- Henry Hudson Elementary School (K-7)
- Kitsilano Secondary School (8-12)
- St Augustine's School (Private K-7)
- Century High School (Private 8-12)
- Parking: P2-41
- Storage: P1-37

