



WEST HAVEN GROUP

ABOUT THE SUITE | 402

- 835 sqft
- Penthouse suite
- Open and airy loft-style home
- Sleek white kitchen:
 - Massive island with additional storage
 - Tons of counter space
 - Dining table solution that seats four
 - Gas cooktop
 - Panelled appliances
 - Pure white quartz countertops
 - Integrated Bosch appliances
- Spiral staircase connects main floor to rooftop patio
- Contemporary roller blinds
- Frameless glass shower with modern hexagon tiles (master)
- Floating vanities
- 778 sqft private rooftop patio
- BBQ patio at 148 sqft
- On the quiet side of the building
- South facing exposure
- In-suite storage room
- 1 Parking & 1 Storage

ABOUT THE BUILDING | MIDTOWN MODERN | 630 E BROADWAY

- NO. OF FLOORS: **4**
- NO. OF STRATA LOTS: **50**
- CONTINGENCY FUND: **\$41,812.92**
- MAINTENANCE FEE: **\$448.92**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (no short term)**
- DEPRECIATION REPORT: **no**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$50,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 10%

AMENITIES

- Elevator
- Bike room

NOTES

- Parking #28
- Locker #50, bike room 3

