

# TRIBECA LOFTS

403 - 988 RICHARDS STREET  
// YALETOWN // VANCOUVER //

## // ABOUT THE SUITE //

- 803 square feet of interior space
- 54 square foot covered terrace
- Corner loft w/ full-height windows on two sides
- Southeast treed & open outlook through lanes
- 17'-4" double-height ceilings
- Floating steel staircase w/ glass railing
- Custom decorative full-height draperies
- Engineer hardwood flooring on main level
- Main floor powder room
- Bosch stacking laundry
- Oversized den, office or storage room
- Spacious kitchen:
  - 30" Bosh gas cooktop
  - 30" Bosch wall oven
  - 30" Blomberg fridge
  - 30" Bosch dishwasher
  - Granite countertops & under mount sink
- Loft bedroom w/ oversized floor tile
  - Large floor-to-ceiling window
  - Freestanding wardrobe
- Ensuite bathroom:
  - Deep soaker tub & shower combo
  - Oversized vanity w/ lots of storage space
  - Timeless contemporary floor & wall tile
  - Accent wall sconces

## // ABOUT THE BUILDING //

- Building Name: 'Tribeca Lofts'
- No. of Floors: 8
- No. of Strata Lots: 53
- Built: 2006
- Contingency Fund: \$273,276.62
- Maintenance Fee: \$634.96
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: 2013 (RDH)
- Insurance Deductibles:
  - All Risk: \$10,000
  - Sewer: \$50,000
  - Water: \$50,000
  - Earthquake: 10% min. \$100,000

## // AMENITIES & NOTES //

- Outdoor courtyard garden & fountain
- Visitor parking
- One strata EV charger
- In-suite laundry
- Parking: P2-33
- Storage: Room #1 - Locker #3
- Bike Room: #59-3
- 3 minute walk to Yaletown shops, cafes, restaurants, studios & offices
- 8-12 minute walk to Yaletown Roundhouse Canada Line Station, Seawall, David Lam Park, Parq Casino Resort , BC Place, Rogers Arena & Pacific Centre Mall

