

Unit 406

# 4028 KNIGHT ST

// KNIGHT // VANCOUVER //

## // ABOUT THE SUITE //

- 555 square feet of interior space
- 44 square foot terrace
- Concrete construction along the Kingsway corridor
- Updated laminate flooring throughout
- Functionally laid out floor plan
- In-suite laundry units
- Kitchen:
  - Brazilian granite countertops
  - European slab door cabinetry w/ frosted glass accents
  - Double basin sink
  - Full-size fridge, stove & dishwasher
- Bathroom:
  - European travertine countertop
  - Glazed ceramic tile walls
  - Polished chrome shower fixtures

## // ABOUT THE BUILDING //

- Building Name: King Edward Village II
- No. of Floors: 17
- No. of Strata Lots: 192
- Built: 2008 by Aquilini
- Contingency Fund: \$549,194
- Maintenance Fee: \$297.75
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2016
- Insurance Deductibles:
  - All Risk: \$25,000
  - Sewer: \$100,000
  - Water: \$100,000
  - Earthquake: 10%

## // AMENITIES & NOTES //

- In-suite laundry
- 2 elevators
- Exercise centre
- Hot tub
- Bike room
- Save-On Foods and Anytime Fitness downstairs
- Steps to Kingcrest Park & Pallet Coffee Roasters
- 10 minute walk to Trout Lake Park
- 20 minute walk to Commercial Broadway Skytrain station
- Parking: #P3-23
- Storage: #P4-128

WEST HAVEN  
GROUP

