



WEST HAVEN GROUP

ABOUT THE SUITE | 412

- 456 square feet
- Reclaimed pine hardwood floors
- Exposed concrete columns and beams
- Gas fireplace with concrete mantle and surround
- Custom built-in closet organizers
- Wallpaper mural feature wall
- Roller blind and linen draperies
- Heritage wood windows
- Renovated kitchen:
 - Custom black shaker cabinetry
 - Quartz stone countertops with bar seating for two
 - Under mount sink and black pull-down faucet
 - Full-size appliances and gas range
 - Built-on work station
- Completely renovated designer bathroom:
 - Mosaic tile floor
 - New shower pan, hand-glazed wall tiles and glass enclosure
 - Free-standing vanity and heritage faucet
 - Wallpaper feature wall
 - Custom built-in storage unit
 - Custom barn door

ABOUT THE BUILDING | MURCHIES | 1216 HOMER STREET

- NO. OF FLOORS: **6**
- NO. OF STRATA LOTS: **59**
- CONTINGENCY FUND: **\$426,870.51**
- MAINTENANCE FEE: **\$257.89**
- PETS: **yes**
- RENTALS: **yes (6 months min)**
- DEPRECIATION REPORT: **yes, 2013 (RDH)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$75,000
 - Sewer - \$75,000
 - Water - \$75,000
 - Earthquake - 15%

AMENITIES

- Elevator
- In-suite laundry
- Rooftop patio & garden
- Parcel drop box
- Central location & Skytrain proximity

NOTES

- Storage RM-6
- Originally built in 1912, converted in 1997
- Steps to Yaletown Roundhouse Canada Line Skytrain Station

