

BROWNSTONES

4328 KNIGHT STREET

// KNIGHT // VANCOUVER //

// ABOUT THE SUITE //

- 1,273 square feet of interior space
 - 292 square foot heated garage
 - One of two restored 1930 heritage conversion duplexes as part of 2017 redevelopment
 - Air conditioning added throughout
 - Gas pot-boiler fireplace in living area
 - Private balcony w/ paver stones & gas hookup
 - Laminate flooring & roller shades
 - Two bedrooms w/ vaulted ceilings
 - Spacious bathroom w/ cheater ensuite:
 - Double-basin vanity w/ window
 - Deep soaker tub w/ shower combo
 - Lower floor entryway & flex room
 - Full bathroom w/ shower on lower floor
- Designer kitchen:
 - Grey shaker cabinetry
 - Large entertainment-sized island
 - Quartz countertops w/ double-basin sink
 - Recessed & pendant lighting
 - 'Blomberg' side-by-side integrated fridge
 - 30" 'Kitchenaid' gas range
 - 24" 'Kitchenaid' dishwasher
 - Built-in undercounter microwave

// ABOUT THE BUILDING //

- Building Name: 'Brownstones'
 - No. of Floors: 3
 - No. of Strata Lots: 16
 - Built: 2017
 - Contingency Fund: \$82,208.86
 - Maintenance Fee: \$465.63
 - Pets: Yes (two)
- Short Term: Yes
 - Depreciation Report: No
 - Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$100,000
 - Water: \$100,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- Ascent Property Management
 - Kensington-Cedar Cottage area
- Parking: Heated oversized garage below
 - Storage: N/A
- School catchments:
 - Lord Selkirk Elementary School
 - Gladstone Secondary School
 - French Immersion Schools:
 - Laura Second Elementary
 - Vancouver Technical Secondary

