



WEST HAVEN GROUP

ABOUT THE SUITE | 5981

- 1,838 square feet
- Family-sized townhouse
- Concrete and stone exterior
- High ceilings (9'6 up to 19'8 on the main and 8'5 upstairs)
- Dramatic 2-storey loft ceiling in the living room
- The quality kitchen features:
 - Integrated Miele and Sub-Zero appliances
 - Gas cooktop
 - Ample cabinetry storage
- Bathrooms feature:
 - Custom vanities
 - Radiant in-floor heating
 - Beautiful tile and millwork
- Brand new carpet upstairs
- Full-size laundry
- Large in-suite storage
- Large private deck and yard, with a 'wall' of trees as the backdrop
- Private 2-car garage

ABOUT THE BUILDING | CORUS | 5989 WALTER GAGE ROAD

- NO. OF FLOORS: 17
- NO. OF STRATA LOTS: 67
- CONTINGENCY FUND: \$544,869.47
- MAINTENANCE FEE: \$667.48
- PETS: yes (1 dog or 1 cat)
- RENTALS: yes only 12 at a time (no short term)
- DEPRECIATION REPORT: yes, 2013 by NLD
- INSURANCE DEDUCTIBLES:
 - All Risk - \$75,000
 - Sewer - \$150,000
 - Water - \$150,000
 - Earthquake - 15%

AMENITIES

- Elevator
- Concierge
- Small library/meeting room

NOTES

- Parking: private 2 car garage
- Private storage room off the garage

