



Residence

# PH6

KINGSWAY, VANCOUVER  
MOUNT PLEASANT

## ABOUT THE SUITE | PH6

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- 848 square feet of interior space
- 748 square feet of rooftop patio space
- 65 square feet of outdoor patio space
- 2-level penthouse with fantastic views
- 9.5' ceilings
- Massive skylight
- Bright, open floor plan
- Spacious kitchen with Fisher & Paykel appliances
- Gas range
- Quartz countertops
- Multi-use island
- Two work from home spaces
- In-suite storage
- Powder room for guests
- Bedroom has its own ensuite
- Versatile loft den
- Private garden space
- Amazing northeast views
- Two side-by-side parking stalls
- Bike locker

## ABOUT THE BUILDING | VYA | 233 KINGSWAY

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- No. OF FLOORS: **7**
- No. OF STRATA LOTS: **43**
- CONTINGENCY FUND: **\$52,193.94**
- MAINTENANCE FEE: **\$469.88**
- PETS: **Yes, with restrictions (2 max)**
- RENTALS: **Yes, with restrictions (no short term rentals)**
- DEPRECIATION REPORT: **No**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$10,000
  - Sewer - \$25,000
  - Water - \$25,000
  - Earthquake - 15%

## AMENITIES

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- Bike room
- Elevator
- Recreation centre
- Large outdoor courtyard

## NOTES

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- Parking #25 & #26
- Locker #9 - IP2

