

UNIT 608

1325 ROLSTON STREET

// DOWNTOWN // VANCOUVER //

// ABOUT THE SUITE //

- 584 square feet of interior space
- 32 square feet of outdoor space
- 8'0" ceiling height
- Laminate flooring throughout
- In-suite laundry
- Radiant baseboard heating
- Built-in storage in entryway
- Kitchen:
 - Contemporary grey laquered cabinetry
 - Quartz countertops w/ under mount sink
 - 30" Electric range & hoodfan
 - 24" Dishwasher
 - Full-size french door fridge
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- Two closets in bedroom w/ walk-through to cheater ensuite
- Bathroom:
 - Contemporary vanity
 - Soaker tub w/ tiled skirting
- Covered patio

// ABOUT THE BUILDING //

- Building Name: The Rolston
- No. of Floors: 23
- No. of Strata Lots: 187
- Built: 2013
- Contingency Fund: \$563,591
- Maintenance Fee: \$426.64
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: Yes (2021)
- Insurance Deductibles:
 - All Risk: \$50,000
 - Sewer: \$100,000
 - Water: \$100,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- 2 Elevators
- Building Updates:
 - Re-piped in 2022
- Amenities Include:
 - Concierge
 - Fitness centre
 - Over 4,000 square feet of common rooftop terraces w/ panoramic views
 - Party room
- Highly-desired 'Beach District' location
- Steps to Yaletown shops, restaurants, cafes, Fresh Street Market, George Wainborn Park & David Lam Park
- Parking: #122
- Storage: None

WEST HAVEN
GROUP

