



## WEST HAVEN GROUP

### ABOUT THE SUITE | B304

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- 659 square feet professionally measured
- Completely renovated bathroom - 2019
- Laminate flooring throughout
- Horizontal blinds
- Floor to ceiling windows
- Tree-lined outlook
- 1 parking & 1 storage
- Spacious bedroom with ample closet space

### ABOUT THE BUILDING | Pacific Point 1 | 1331 Homer Street

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- NO. OF FLOORS: **16**
- NO. OF STRATA LOTS: **163**
- CONTINGENCY FUND: **\$1,420,354.50**
- MAINTENANCE FEE: **\$343.81**
- PETS: **yes, 2 total**
- RENTALS: **yes, no restrictions**
- ROOFING 2006
- BUILDING ENCLOSURE 2004 - 2007 (rain screen, decks, windows, sliding doors, metal canopies, roofing)
- DEPRECIATION REPORT: **yes, 2013 by RDH**
- RECENTLY RE-PIPED
- NEWER ELEVATORS
- INSURANCE DEDUCTIBLES:
  - All Risk - \$100,000
  - Sewer - \$100,000
  - Water - \$100,000
  - Earthquake - 10% min / \$100,000

### AMENITIES

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- 2 Elevators
- In-suite laundry
- Caretaker
- Roofdeck

### NOTES

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- Parking #216
- Storage #F57
- Steps to David Lam Park, Yaletown shops, and restaurants

