

PH 610

1540 W 2ND AVENUE

// FALSE CREEK // VANCOUVER //

// ABOUT THE SUITE //

- 1,962 square feet of interior space
- 1,120 square foot rooftop terrace w/ natural gas & water connections
- Radiant heated polished concrete flooring throughout
- Double-height windows w/ custom draperies & motorized roller shades
- Suspended 'Flos' dining & living lighting from the two-storey ceiling
- Built-in media unit w/ storage
- Floating steel staircase w/ bleached Fir treads
- Designer kitchen:
 - Sub-zero 27" integrated fridge
 - Sub-zero 15" wine fridge
 - Gaggenau convection oven & gas burner cooktop
 - Miele paneled dishwasher
 - Under counter microwave drawer
 - Quartz counters & marble slab backsplash w/ Bocci plugs
 - Kallista 'One' unlacquered brass pull-down joystick faucet
- Luxurious ensuite bathroom:
 - Double-vanity w/ illuminated mirrors
 - Infinity edge jetted tub w/ ceiling filler faucet
 - Separate stand-alone shower
- Duravit wall-mounted toilets in all bathrooms
- Bedrooms w/ silent Haiku ceiling fans

// ABOUT THE BUILDING //

- Building Name: Waterfall Building
- No. of Floors: 7
- No. of Strata Lots: 49 (10 commercial)
- Built: 2001
- Contingency Fund: \$159,182.80
- Maintenance Fee: \$1,264
- Pets: Yes (two)
- Short Term: No
- Depreciation Report: Yes, 2022
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- In-suite laundry
- 1 elevator
- Renowned courtyard waterfall feature
- Building updates:
 - Roof membranes 2021 - 2024
- Short walk to Granville Island
- Central location to shops, Seawall, restaurants.
- Parking: 41 & 68
- Storage: 35 & 36

Autograph

