



# WEST HAVEN GROUP

## ABOUT THE SUITE | PH1

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- 818 square feet plus the roof top patio
- 715 roof top terrace
- 2-storey penthouse loft
- Soaring 17-foot ceilings
- European tilt-and-turn windows
- New engineered hardwood flooring
- Feature wall with gas fireplace
- Custom LED-lit stairs
- Contemporary kitchen offering plenty of storage, quartz countertops and full sized appliances
- Two new bathrooms that include Duravit fixtures and floating imported vanities
- Master bath features oversized shower with integrated rain shower head
- Three piece custom closet with full sized top of the line LG washer and dryer
- Suspended floating steel staircase leading to rooftop patio
- Private corner roof top deck with built in flat screen TV cabinet, bar, cabana, electrical and water hookup
- 1 storage locker

## ABOUT THE BUILDING | THE HOOPER BUILDING | 869 BEATTY

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- NUMBER OF FLOORS: **4**
- NUMBER OF STRATA LOTS: **22**
- CRF: **\$79,294.04**
- MAINTENANCE FEE: **\$403.07/month**
- PETS: **yes, 2 dogs or cats, no size restriction**
- RENTALS: **unlimited, minimum 12 months**
- DEPRECIATION REPORT: **yes, 2016, by Normac**
- Close to parks, restaurants, schools, retail shops, transit, and the Seawall

## AMENITIES

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- Elevator
- Bike room
- Rooftop patio with BBQ

## NOTES

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- Parking: 14 parking spots behind the building reserved for owners (approx 15 owners - per the seller)
- Storage: #10