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988 RICHARDS ST

// YALETOWN // VANCOUVER //

// ABOUT THE SUITE //

- 1,401 square feet of interior space
- 295 square feet of terraces
- Penthouse w/ windows on three sides
- Exposed concrete 8'-6" loft ceilings
- Perimeter planters & mature trees for privacy, w/ irrigation
- Gas fireplace
- Automated UV roller shades
- Custom designed kitchen:
 - Three-tone millwork
 - 48" Smeg gas range
 - Miele dishwasher & hood fan
 - 30" Liebherr integrated fridge
 - Quartz countertops w/ waterfall
 - Under counter beverage fridge
 - Under counter microwave
- Bar cabinet w/ accent lighting
- Updated bathroom:
 - Herringbone floor tile
 - Deep soaker tub w/ glass shower enclosure & sliding privacy glass
 - Brizo 'Jason Wu' black shower fixtures w/ rainhead & handheld
 - Brizo 'Jason Wu' black automatic sensor basin faucet
 - Heated towel bar
 - Floating vanity w/ accent lighting
- Hotel-inspired ensuite:
 - Floating vanity
 - Privacy textured glass shower wall
 - Hidden privacy door

// ABOUT THE BUILDING //

- Building Name: Tribeca Lofts
- No. of Floors: 8
- No. of Strata Lots: 53
- Built: 2006
- Contingency Fund: \$307,269.44
- Maintenance Fee: \$1,052.05
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: Yes, 2013
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$50,000
 - Water: \$50,000
 - Earthquake: 10%

// AMENITIES & NOTES //

- In-suite laundry
- 2 elevators
- Just completed exterior project including new paint, balconies, eyelids, flashing painting, etc.
- Steps to Yaletown restaurants & shops
- Walk to Entertainment District, Pacific Centre & more!
- Parking: 39 & 40
- Storage: Private Room 14-3

Autograph

