

THE CHATSWORTH

PH3 - 1950 ROBSON STREET
// WEST END // VANCOUVER //

// ABOUT THE SUITE //

- 1,279 square feet of interior space
- 747 square feet of terrace space
- Fully custom renovation
- Large format heated floor tile throughout
- Accordion style window wall in living room
- Japanese privacy screens (sliding & accordion)
- Custom 360 degree spinning wood burning fireplace to enjoy indoors & outdoor
- Two piece powder room off of foyer w/ wall-hung toilet
- Separate family area or home office
- King-size primary bedroom w/ walk-in closet complete w/ California Closet organizers
- Ensuite bathroom:
 - Walnut vanity & medicing cabinets w/ integrated 'Laufen' porcelain countertop sink
 - Glass enclosed shower w/ recessed lighting & 'Axor Hansgrohe' shower fixture
 - Wall-hung toilet
- Christian Woo kitchen:
 - Black American Walnut millwork w/ suspended lower cabinets & fireclay sink
 - 'Gaggenau' wall oven
 - 'AEG' induction cooktop
 - Integrated 'Gaggenau' full-height fridge
 - Integrated 'Thermador' freezer w/ ice
 - 'Fisher & Paykel' dishwasher drawer

// ABOUT THE BUILDING //

- Building Name: 'The Chatsworth'
- No. of Floors: 7
- No. of Strata Lots: 44
- Built: 1985
- Contingency Fund: \$772,890
- Maintenance Fee: \$768.40
- Pets: Yes (2)
- Short Term: No
- Depreciation Report: 2023, Morrison Hershfield
- Insurance Deductibles:
 - All Risk: \$10,000
 - Sewer: \$25,000
 - Water: \$25,000
 - Earthquake: 10% (\$100,000)

// AMENITIES & NOTES //

- In-suite laundry
- In-suite hot water tank
- Underground parking
- New hallways & lobby (2016)
- Rainscreen (2018)
- Windows & sliding doors (2018)
- Lord Roberts Elementary (K-7)
- Lord Roberts Annex (K-3)
- King George Seconday (8-12)
- Pattison School Ind. (9-12)
- Parking: 47 & 48
- Storage Room: 38

