



Residence

3202

GRANVILLE STREET, VANCOUVER
DOWNTOWN

ABOUT THE SUITE | PH3202

- 1,006 square feet inside
- 204 square feet outside
- 3-storey city home
- Private rooftop deck on floor 34
- Deck offers some English Bay and mountain views
- Large storage room off the deck
- Open floor plan
- Exposed concrete floating stairs
- West-facing exposure
- Stone countertops
- Large bedroom
- Bedroom has walk-through closet plus additional storage closet
- Closet organizers
- Spacious full bathroom with separate tub and shower
- Quiet on the roof deck and inside the suite
- 1 parking stall

ABOUT THE BUILDING | HUDSON | 610 GRANVILLE STREET

- NO. OF FLOORS: **33**
- NO. OF STRATA LOTS: **423**
- CONTINGENCY FUND: **\$1,013,648.71**
- MAINTENANCE FEE: **\$520.33**
- PETS: **yes (1 dog or 1 cat, no vicious breeds)**
- RENTALS: **yes, no short term (less than 1 month)**
- DEPRECIATION REPORT: **yes, 2016 by RDH**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$25,000
 - Sewer - \$100,000
 - Water - \$100,000
 - Earthquake - 10% - min. \$100,000

AMENITIES

- Six elevators
- Concierge
- Visitors' parking
- Fitness World within the building
- Common area outdoor spaces
- 6th floor building gym
- Meeting rooms
- Access to Skytrain

NOTES

- Parking # 149

