



WEST HAVEN GROUP

ABOUT THE SUITE | PH3502

- 2,200 sqft plus over 250 sqft of terraces
- Fabulous renovations completed
- 2 storey, modern southwest corner penthouse
- 16-foot tall windows in the living space
- Polished concrete floors
- Sleek integrated kitchen
- Miele & Sub-Zero appliance package
- Air conditioning
- Lutron electric blinds throughout
- Spacious master suite including walk-in closet/lounge
- Large master bath with stand alone tub & steam shower
- Adjustable recessed lighting throughout
- Concrete stairs and hardwood upper floors
- Integrated in-floor lighting in stairs and upper floor
- Top floor features custom bar with backlit countertops
- Powder room with intricate gradient tile and Duravit sink
- Two parking spaces & in-suite storage

ABOUT THE BUILDING | COOPERS LOOKOUT | 33 SMITHE

- NUMBER OF FLOORS: **36**
- NUMBER OF STRATA LOTS: **221**
- CRF: **\$1,113,079.02**
- MAINTENANCE FEE: **\$1,116.60/month**
- PETS: **yes, 2 dogs with low or moderate energy, 2 cats or 1 of each**
- RENTALS: **unlimited, minimum 30 days**
- DEPRECIATION REPORT: **yes, 2014 by Morrison Hershfield**
- Close to Yaletown shopping and restaurants, and right across the street from Parq Vancouver

AMENITIES

- Elevator
- 10 pin, 2 lane bowling alley
- Bike room
- Sauna/steam room
- Exercise centre
- Concierge
- Indoor pool

NOTES

- Parking: #71 & 72
- Storage: In-suite