



WEST HAVEN GROUP

ABOUT THE SUITE | 105

- 675 sqft updated garden suite
- 133 sqft private 'outdoor living room'
- New engineered hardwood flooring
- Updated cabinetry
- New paint throughout
- Hunter Douglas up & down blinds
- Brand new slide-in range
- Kitchen was previously renovated to expand in size and to be open to the living area
- Bathroom completely updated
- The spacious patio is tiled and heated, secluded and has ample room for a sofa, BBQ, and a bistro table
- Private, with surrounding common area green space
- New patio fencing this spring (paid for)
- Handy custom shoe storage closet in foyer
- Southwest-facing exposure
- 1 Parking & 1 Storage

ABOUT THE BUILDING | OASIS | 2234 PRINCE ALBERT STREET

- NO. OF FLOORS: 3
- NO. OF STRATA LOTS: 23
- CONTINGENCY FUND: \$72,202.05
- MAINTENANCE FEE: \$384.15
- PETS: yes (1 small dog, or 2 cats)
- RENTALS: yes (no short term, minimum 4 months)
- DEPRECIATION REPORT: yes, 2021 by NDJ
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 20%

AMENITIES

- Elevator
- Shared laundry

NOTES

- Parking #1
- Locker #105