



## WEST HAVEN GROUP

### ABOUT THE SUITE | 402

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- 590 sqft + 110 sqft of outdoor space
- \$5,000 in custom planters and landscaping
- Patio partially covered with glass canopy
- 10'6 concrete ceilings
- Sleek Dada kitchen with gas range
- European integrated appliances
- Stainless steel countertops and backsplash
- Well-appointed bathroom is spacious with
  - Separate tub and frameless glass shower
  - Industrial-style sink with wall-mounted fixtures
  - Concrete flooring
- Polished concrete floors with in-floor heating
- Approx. \$8,000 in light fixtures
- Alda Pereira designed
- \$4,000 in new Hunter Douglas roller shades
- North facing exposure
- 1 Parking & 1 Storage

### ABOUT THE BUILDING | THE EXCHANGE | 388 W. 1ST AVENUE

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- NO. OF FLOORS: **6**
- NO. OF STRATA LOTS: **109**
- CONTINGENCY FUND: **\$691,000**
- MAINTENANCE FEE: **\$432.56**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (no short term)**
- DEPRECIATION REPORT: **yes, 2019 by RDG**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$100,000
  - Sewer - \$100,000
  - Water - \$100,000
  - Earthquake - 10%

### AMENITIES

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- Elevator
- Bikeroom
- Garden
- Multi-purpose entertaining room

### NOTES

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- Parking #107 (P3)
- Locker #11

