



# WEST HAVEN GROUP

## ABOUT THE SUITE | 403

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- 785 square feet plus the patio
- Spacious open loft
- Brand new paint
- Solid hardwood flooring
- Open kitchen
- Gas Fireplace
- Large bathroom
- 10 foot ceilings
- Downtown views
- 100 sqft terrace that spans the entire width of the home
- French doors out to the patio
- Excellent 'square' layout
- Wall of custom storage
- West-facing afternoon and evening light
- Exposed duct work creating an industrial aesthetic
- Extra wide and extra high windows
- 1 parking stall
- 1 storage locker

## ABOUT THE BUILDING | POWELL LANE | 28 POWELL

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- NUMBER OF FLOORS: **7**
- NUMBER OF STRATA LOTS: **26**
- CRF: **\$116,298.54**
- MAINTENANCE FEE: **\$315.85/month**
- PETS: **pets are welcome**
- RENTALS: **7 rentals allowed (5 currently rented)**
- DEPRECIATION REPORT: **no**
- Across the street from The Local Eatery, upstairs from Milano Coffee Roasters and many restaurants nearby

## AMENITIES

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- Elevator

## NOTES

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- Parking: #6
- Storage: #22