



WEST HAVEN GROUP

ABOUT THE SUITE | 606

- Abundance of in-home storage
- 1326 square feet
- 3 bedrooms & 2.5 bathrooms
- 2020 built by Marcon
- Covered under new home warranty
- North-South Exposure
- Connected open-concept layout
- Spacious living areas
- Large South Patio & North Balcony with gas bib
- Laminate flooring upgrade throughout
- Hose bib included
- Level 2 EV charger in garage
- Tandem 2 car garage
- Under-stair storage
- Hardi-plank exterior (concrete mix)
- Double sink in master bathroom ensuite

ABOUT THE BUILDING | 3021 GEORGE ST

- CONTINGENCY FUND: **\$15,463.21 (June 2021)**
- MAINTENANCE FEE: **\$216**
- PETS: **yes**
- RENTALS: **yes**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

NOTES

- 2 parking included + extra street parking in front of home
- Very short walking distance to Skytrain, schools, parks, trails, restaurants, cafes, ocean & breweries
- Built in 2020
- Covered under home warranty
- GST already paid

