



WEST HAVEN GROUP

About the Suite | 306

PROFESSIONAL DESIGN AND CONSTRUCTION

- Professionally designed by Vancouver based design practice Falken Reynolds
- Construction completed by Leftcoast Homes - unit featured on their website: <https://leftcoasthomes.ca/projects>

KITCHEN

- Custom millwork, 5/8" birch plywood cabinet boxes, MDF doors matte finish, soft close concealed hinges and drawers; custom door pulls
- Broan Hood fan concealed under upper cabinet
- Caesarstone "fresh concrete" countertops
- Ceramic backsplash tiles
- Blanco stainless steel undercount sink
- Blanco faucet
- Dimmable LED under cabinet lighting and LED ceiling pot lights
- Blomberg fridge with ice maker
- Blomberg 30" Stainless Steel range
- Miele dishwasher

POWDER ROOM

- New Drywall
- Custom millwork, 5/8" birch plywood cabinet boxes, white oak veneer doors, push open and close doors
- Caesarstone "fresh concrete" countertop
- HAY Strap Mirror
- Duravit undermount sink
- Hans Grohe Faucet
- Low Flow floating toilet
- LED pot light
- New ceiling fan

FLOORING

- All floors levelled prior to flooring installation
- Hardwood carried through closets, kitchen and powder room
- No transitions used to ensure clean look
- 7.5" wide plank white oak hard wood floors:
<https://eckowood.com/products/nordic/>

CLOSETS, TRIM, BASEBOARD, INTERIOR DOORS

- All trim, door casings, baseboards replaced
- Solid core doors installed on all interior door; Emtek Dumont door handle and locusts
- Custom closet organizers in master bedroom and hallway closets

WINDOW COVERINGS

- Custom drapery in living room. Recessed micro tack with three separate hand draw drape panels
- Custom drapery in master bedroom. Recessed micro track with hand draw drape. Thicker material for warmth and privacy.
- Custom black-out roller blind in master bedroom

OTHER DETAILS THROUGHOUT

- Artemide Dioscuri globe light fixtures installed in hallway and bedrooms
- All switches and receptacles upgrade to Lutron dimmer switches and receptacles with screw-less cover plates
- TV wiring above fireplace
- Maytag front load washer and dryer

PAINT

- Benjamin Moore Chantilly Lace on walls, ceiling and cabinetry





WEST HAVEN GROUP

About the Building | Baybreeze | 1208 Bidwell Street

- NO. OF FLOORS: **3**
- NO. OF STRATA LOTS: **28**
- CONTINGENCY FUND: **\$123,276.63**
- MAINTENANCE FEE: **\$470.50**
- PETS: **yes (max 2)**
- RENTALS: **3 max**
- DEPRECIATION REPORT: **yes, 2017(Constructive Condo)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$25,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

Amenities

- Elevator
- In-suite laundry
- Storage
- Central location

Notes

- Parking #16
- Storage locker #27

Building Upgrades

MAJOR BUILDING UPGRADES

- 2008: Building Rain Screened (Roofing and Flashing, Windows and Doors, Balconies, Decks, and Canopies)
- 2011: Third Floor Roof Replaced
- 2013: Major Cosmetic upgrades to Entryway, Lobby, Elevator Cab, and 1st and 2nd floor hallways
- 2016: Hot Water Tanks replaced
- 2019: Air Make-up Unit replaced
- 2020: High Definition Video Security System

INSTALLED

- 2021: Hydro flushing of plumbing stacks
- 2021: Entire building repainted
- 2021: New lobby entry door

STRATA-FUNDED UPGRADES TO UNIT 306

- 2012: new patio door
- 2017: new suite entry door
- 2020: new skylight

SPECIAL ASSESSMENTS IN THE LAST 5 YEARS

- 2018: Roof Membrane = \$9,122.44
- 2021: Building Repaint = \$2,207.13

