



Residence

1437

HOWE STREET, VANCOUVER
YALETOWN

ABOUT THE SUITE | 1437

- 1,286 square feet of interior space
- 278 square feet of outdoor space
- 18' ceilings on the main floor
- Geothermal heating and cooling (A/C)
- Stunning rooftop terrace with outdoor fireplace
- Custom living room media millwork
- Over \$40,000 in designer lighting
- Engineered oak hardwood floors and stairs
- Designer solid-core doors
- Electric hard-wired solar blinds throughout
- Bonus open mezzanine den or TV room
- Large in-suite storage
- Built-in closet organizers
- Updated kitchen:
 - Quartz countertops and full-height backsplash
 - On-demand hot water faucet
 - Single-basin under mount sink

ABOUT THE BUILDING | POMARIA | 1455 HOWE

- No. OF FLOORS: **30**
- No. OF STRATA LOTS: **139**
- YEAR BUILT: **2007**
- CONTINGENCY FUND: **\$898,914.01**
- MAINTENANCE FEE: **\$970.76**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (6 months min.)**
- DEPRECIATION REPORT: **yes, 2019**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$25,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 15%

AMENITIES

- 2-Elevators
- In-suite laundry
- 24/7 Concierge
- Rooftop patio & garden
- Guest suites
- Fitness centre
- Sauna

NOTES

- Parking P1-52
- Locker 24 (lv 1, Rm 1)

