



Residence

107

2ND AVE , VANCOUVER
KITSILANO

ABOUT THE SUITE | 107

- 700 square feet of interior space
- 83 square feet of outdoor patio space
- Well-laid out home
- Wider layout compared to most 1 bedroom condos
- Charming corner wood-burning fireplace
- Newly renovated bathroom
- Open and spacious kitchen with a large island
- Newer windows
- Large bedroom

ABOUT THE BUILDING | KITSILANO TERRACE | 2211 W 2ND AVE

- No. OF FLOORS: **4**
- No. OF STRATA LOTS: **37**
- CONTINGENCY FUND: **\$145,995.39**
- MAINTENANCE FEE: **\$359.43**
- PETS: **Yes (cats only, no dogs)**
- RENTALS: **Yes (5 units max, at max, no waitlist, one rental coming available June 1)**
- DEPRECIATION REPORT: **Yes (2017, MVC Engineering)**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

AMENITIES

- Elevator
- Roof top deck with lounge chairs and fireplace
- Storage
- Close to restaurants, cafes, Kits beach, and transit

NOTES

- Parking #P-31
- Locker #C-107

