



Residence

902

HORNBY STREET, VANCOUVER
DOWNTOWN

ABOUT THE SUITE | 902

- 634 square feet of interior space
- Fully renovated suite
- Large windows in office and living room
- Storage space includes custom shelving
- Smoothed ceilings with built-in speakers
- Engineered oak hardwood throughout
- Full-height shaker cabinets in timeless, white kitchen
- Quartz countertops
- Subway tile backsplash
- Quality appliances
- Classic hex flooring in kitchen and bathroom
- Walk-in frameless glass shower with linear drain
- Telus Fibre internet is installed, with the fibre optic cable wired through the wall and hidden
- Speakers in the ceiling can be used for music, TV, or they could be integrated into a system called Dolby Atmos
- Windows have premium pull-down blackout shades and are reflective during the day, for privacy, and filter out UV
- Range is brand new (also an air fryer)
- Refrigerator was purchased in January of 2020

ABOUT THE BUILDING | LONDON PLACE | 1177 HORNBY

- No. OF FLOORS: **14**
- No. OF STRATA LOTS: **141**
- YEAR BUILT: **1995**
- CONTINGENCY FUND: **\$462,317.99**
- MAINTENANCE FEE: **\$364.65**
- PETS: **Yes, 2 max (2 cats, or 1 cat & 1 dog)**
- RENTALS: **Yes (21 units total, currently at max, 1 year min)**
- DEPRECIATION REPORT: **Yes, 2014**
- INSURANCE DEDUCTIBLES:
 - All Risk - \$50,000
 - Sewer - \$50,000
 - Water - \$50,000
 - Earthquake - 15%

AMENITIES

- 4 Elevators
- Bike room
- Exercise centre
- Sauna/steam room
- Swirlpool/hot tub
- Shared laundry (free, on every floor)
- Centrally located in the heart of Vancouver

NOTES

- Parking #52
- There is also a pass included for the visitor parking garage (11 visitor spots in total)

