



Residence

# 223

MANITOBA STREET, VANCOUVER  
FALSE CREEK

## ABOUT THE SUITE | 223

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- 475 square feet of interior space
- 80 square feet of patio space
- Extremely functional floor plan
- White oak laminate flooring
- Floor to ceiling windows and roller shades
- Flex room with custom built in closets
- 2-tone chef's kitchen with quartz countertops
- Blomberg fridge and Fulgor Milano Cook top/wall oven

## ABOUT THE BUILDING | RESIDENCE AT WEST | 1783 MANITOBA STREET

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- No. OF FLOORS: **15**
- No. OF STRATA LOTS: **189**
- YEAR BUILT: **2015**
- CONTINGENCY FUND: **\$616,494.75**
- MAINTENANCE FEE: **\$325.84**
- PETS: **yes (2 max, dogs up to 40lbs)**
- RENTALS: **yes**
- DEPRECIATION REPORT: **yes, 2021**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$25,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 10%

## AMENITIES

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- Elevator
- In-suite laundry
- Storage
- Bike room
- Club House
- Roof top garden
- Lounge
- Fitness Centre
- Close to Seawall, cafes, restaurants and transit

## NOTES

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- Parking #148
- Locker #30

