

Residence

PH714 - 428 W 8TH AVE

MOUNT PLEASANT, VANCOUVER

ABOUT THE SUITE:

- 850 square feet on interior space
- 85 square foot terrace
- Bright Southeast corner penthouse
- Main floor powder room
- Polished concrete floor
- Updated ensuite bathroom
- Spiral staircase
- Solar roller shades throughout
- Gas fireplace
- Air conditioning allowed
- Updated kitchen:
 - White gloss cabinetry
 - Fisher Paykel fridge
 - Gas range
 - Under counter microwave
 - Quartz countertops

ABOUT THE BUILDING:

- No. of Floors: 7
- No. of Strata Lots: 87
- Built-in: 1999
- Contingency Fund: \$211,706.71
- Maintenance Fee: \$647.81
- Pets: Yes (2 total)
- Rentals: Yes (6 month min)
- Depreciation Report: No
- Insurance Deductibles:
 - All Risk - \$25,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 5%

AMENITIES & NOTES:

- In-suite laundry
- Elevator
- Workshop
- Newer roof, piping, EV, walkway membranes
- Central location to parks, shops, schools, restaurants and Skytrain
- Parking: 78 (EV ready)
- Storage: None

VEST HAVEN
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