

*Residence*

201-3294 MT SEYMOUR PKWY

NORTHLANDS, NORTH VANCOUVER

---

ABOUT THE SUITE:

- 1,177 square feet on interior space
- 66 square foot of balcony
- Bright and spacious layout
- Over-height ceilings
- Engineered hardwood
- Large kitchen with plenty of storage
- Oversized primary bedroom with double-sink in en-suite

ABOUT THE BUILDING:

- No. of Floors: 13
- No. of Strata Lots: 129
- Built-in: 2010
- Contingency Fund: \$104,486.49
- Maintenance Fee: \$446.56
- Pets: Yes (2 total)
- Rentals: Yes (no short term)
- Depreciation Report: Yes, 2019
- Insurance Deductibles:
  - All Risk - \$25,000
  - Sewer - \$50,000
  - Water - \$25,000
  - Earthquake - 10%

AMENITIES & NOTES:

- Bike room
- Exercise centre
- Guest suite
- Steps from golf course and trails
- Minutes from Downtown Vancouver
- Parking: #12 and #13
- Storage: Room 3 - #25

WEST HAVEN  
GROUP



THE  
WEST  
HAVEN  
SQUARE  
OFFICE