

# 6 - 1789 130 Street

## Exterior:

- Gated community
- Single garage with tandem driveway
- 2016 - North and West side of fence currently being replaced
- 2015 - East fence replaced
- 2014 - South fence replaced
- 2005 - Asphalt Roof with 40 year guarantee
- 2001 - Stucco exterior painted and in discussion to be repainted
- Decks - Currently replacing dura deck covers. Cost allocated within the budget.
- Intercom at front gate in good repair
- Front courtyard pond in good repair
- Southern exposed deck overlooking front courtyard
- Northern exposed fenced back yard with garden and patio

## Leonis Property Management Company

Tel: 604-575-5474

**Monthly Maintenance Fee:** \$364.69

(management, gardening, garbage pick-up)

**Contingency Reserve Fund:** \$114,662.87 (February 18, 2016)

**Gross Taxes 2015:** \$2,903.81

**Units in Complex:** 20

**Restrictions:** Please confirm by reading Bylaws, Rules and Regulations

**Pets:** 2 pets, no size restriction

**Age:** adult orientated

**Rentals:** 1 allowed

**Barbeques:** yes

## Interior Updates 2012:

- Laminate floors
- Living Room: floor to ceiling custom stone gas fireplace
- Kitchen: white cabinets, large island, stainless steel appliances include; Kenmore fridge with water/ice maker, Whirlpool electric oven, Jenn-Air 5 burner cook top with modern hood fan, Invertor microwave, Maytag dishwasher, pantry, nook opens to southern exposed deck
- 5-Piece Master Ensuite: white cabinet, double sinks, soaker tub and shower

## Interior:

- Detailed millwork and wainscoting
- California shutters
- Foyer: butler elevator to kitchen for groceries
- Living Room: skylight, sliding doors open to northern exposed deck overlooking back garden
- Master Bedroom: walk-in closet
- Recreation Room: gas fireplace, murphy bed, sliding doors open to backyard
- Kenmore front loading washer and dryer
- Built-in vacuum system, powerhead and tools
- Forced air furnace heats main and lower level
- Electric baseboard heats upper level bedrooms

## Measurements:

<b>Main Floor</b>	<b>808 sq. ft.</b>
<b>Upper Floor</b>	<b>733 sq. ft.</b>
<b>Basement</b>	<b>533 sq. ft.</b>

**Grand Total Floor Area**                      **2,074 sq. ft.**

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Home size taken from strata plan. Room sizes are approximate.



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