

204 - 5641 201 Street

Exterior:

- Gated complex
- Asphalt roof
- Vinyl siding
- 2 exterior decks

2016 Upgrades:

- Fixed ceiling (scrubbing, patching and retexturing all necessary spots) and painted entire ceiling with two coats of paint.
- Two coats of paints on all interior walls
- All wood work: all wooden panels in dining and living room, baseboard, crown mouldings, doors, window seals fixed and painted.
- Removed mirror from bathroom and fixed wall.
- New toilet covers in both bathrooms.
- Painted vanity cabinets in bathrooms.
- Hardware on all doors.
- Covers on all electrical outlets.
- Removed light box from kitchen ceiling and replaced new electrical fixture.
- Replaced kitchen sink and drainage redone.
- Removed and touched up kitchen lighting.

Interior Features:

- Formal living and dining room
- Gas fireplace
- Bright white kitchen
- Insuite laundry

Obsidian Management

Tel: 604-757-3151

Monthly Maintenance Fee: \$267.80

(management, amenities, garbage, gardening)

Contingency Reserve Fund: Approx \$130,000

Units in Complex: 74

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

Restrictions:

Pets: 2 pets. Dogs must be 18" from the shoulder.

Ages: 19+

Rentals: Allowed with restrictions.

Current availability

Barbeques: yes

Amenities: party room, exercise room, workshop, sauna/steam room

Totals Floor Area: 1,308 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. House size taken from strata plan. Buyer to verify, if important prior removing conditions.



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