

GENERAL:

- new **engineered hardwood** flooring throughout (2019), floor leveled in multiple locations to minimize creaking
- wainscoting up the stairs
- custom-stained white oak handrails on staircase
- **high end paint** (Benjamin Moore) throughout, 2019 and some areas more recent
- **Custom drapery** in living room & master bedroom (blackout lined drapes + sheers ~ \$10k)
- **2 parking spots on P2** - spots 53/54, between two columns, and no cars on one side, very spacious. Behind 2 gates during the day, 3 gates after 10pm
- **2 storage lockers** on P2 close to the elevators

KITCHEN:

- Expanded chef's kitchen (full-sized oven, new backsplash, 2019)
- **High-end appliances**
 - 2021 Miele fridge
 - 2019 Fisher & Paykel stove, including warming drawer;
 - 2019 Fisher & Paykell convection oven + microwave;
 - 2018 GE Monogram dishwasher
- Heavy duty lazy susan

ELECTRICAL:

- light fixture upgrades throughout
- new wiring in staircase for chandelier
- **security system** functional and can be connected to security service (however with the concierge patrol and VPD always walking by to their parkade, we haven't used it)
- Switch upgrades in numerous locations (fan timers in bathrooms, dimmer switches, outlets with night lights in hallway & below stairs)
- LED potlights in kitchen
- Plugs and internet jacks installed behind tv for wireless look
- Extra sconce lighting in den/cellar
- Walk-in closet lighting

STORAGE:

- **California Closets** built-ins (high-end finishes and lifetime warranty):
 - **master walk-in closet** (including lighting and full backboard & detailing to allow additional storage above)
 - **living room and entry**
 - **custom cellar/storage** in den (full backboard & detailing on top)
- glass barn doors in den and master closet to maximize useable space
- glass tops on all countertops for California Closets – more durable, don't have to bug your guests to use coasters!
- built-in shelving upgrades in laundry closet & 2nd bedroom closet

STRATA & AMENITIES:

- very **proactive strata council**, managed by Rancho
- **good contingency fund**, always with surplus funds put into contingency

- ~256 units in strata, all 3 buildings in block
- **Bike lockers** (free option behind secure door and secure individual lockers also available – located in 445 W. 2nd Avenue building with external fob entrance from pathway along Cambie bridge walkway)
- **EV Charging stations** – available for up to 2 vehicles per resident, time limits on how long car can be parked in spot, see parkade. Payment through FLO mobile app.
- **Concierge** from ~8am to 12am in 445 W. 2nd building - packages can go to concierge or be delivered to front door on 1st Avenue
- **Gym & yoga room** on 2nd floor of 445 W. 2nd building (where concierge is)
- Board room with kitchenette can be booked for events (445 W. 2nd building)
- **Pets** – 2 pets are allowed
- Gated private courtyard with small playground and grassy spot for picnics
- Neighbours are very friendly and quiet:
 - 448: is a retired lady (Nancy), sits on strata and lives with her adult son.
 - 428: owners are living in Ontario short-term (Marina & Rod) and rent their place to a professional couple, no kids, super quiet.

NEIGHBOURHOOD:

- **Seawall** – 1 block away
- **Olympic Village** – 10 minute walk
- **Granville Island** – 20 minute walk
- **Yaletown shops & restaurant** – 10 minute walk across the bridge
- Creekside Community Centre
- **TRANSIT:**
 - Olympic Village Skytrain Station - <1 block west (Canada Line)
 - Main St.-Science World Skytrain Station – 10 min walk (Expo Line)
- **Parks & Playgrounds** within 10 minute walk:
 - Charleson Park
 - Hinge Park & Habitat Island (Columbia St.)
 - Science World Playground (newly upgraded) & Creekside Park
 - False Creek Elementary school playground (new pirate ship)
- **Groceries** within a 10 minute walk:
 - Whole Foods (8th Ave. & Cambie)
 - Save-on-Foods (7th Ave. & Cambie)
 - Urban Fare (Olympic Village)
- **Restaurants & Cafes** within a 15 minute walk:
 - CRAFT Beer Market
 - Flying Pig
 - Nook
 - Tap & Barrel
 - Mahony's Tavern
 - plus all the Broadway & Yaletown restaurants
- **Shopping** within a 15 minute walk:
 - Pet Smart (in our block)
 - Best Buy (6th Ave.)
 - Canadian Tire (6th Ave.)
 - Home Depot (8th Ave.)
 - BC Liquor Store (8th Ave.)