

#102 1801 Fern St Features and Updates

'The Swans' originally built in 1990 and fully remediated in 2010 for peace of mind with new exteriors including roof (flat and sloped), balconies, windows, sliding doors and rainscreen cement fibre siding.

Spacious 1100sqft floorplan on the southwest corner with two full bathrooms and laundry room. Two large patios, one south and one west facing. Two sliding doors and many windows provide excellent light throughout the day. Unit also includes parking (currently stall #21 and storage locker #102 - close to parking stall)

Strata has been following scenario three from the 2020 depreciation report, which projects no special assessments for the 30 year reporting period. 37% of the strata fee, or \$276.34/month is for contingency funding. Form B contingency fund amount \$149,307.73 (approximately \$9000 unit entitlement for #102). Very well funded and healthy building.

Samsung appliance package from The Brick. 36" wide counter depth Bespoke [fridge](#) with water and ice dispenser and flex drawer. Bespoke smart [range](#) with air fry and air sous vide. 44 dBA [dishwasher](#) with third rack. 2.1 cubic foot [over the range microwave](#). Large capacity top load [washer and dryer](#)

All new 6.5mm champagne oak [vinyl plank flooring](#) with underlay pad throughout. Self levelling poured to level floors in living room and main bedroom. New tile entry and laundry area as well as fireplace feature wall. All new trim and baseboard throughout.

Ceiling height shaker style cabinets with solid wood fronts, birch plywood boxes, dovetail drawers and soft close hardware. Kitchen extended with pantry cabinet and tech nook/flex space. Quartz countertops and backsplash in kitchen as well as bathroom vanity tops.

All new electric baseboard heaters and thermostats throughout, although primary heat source is gas fireplace with gas included in strata fees. All new decora switches and plugs throughout. New LED lighting throughout. New bathroom fans

Brand new surrounds from Island Marble in both bathrooms. Bathtub in the main bath and new walk-in shower in the ensuite. Old surround and drywall removed and tested for asbestos (none detected). All new quality plumbing fixtures throughout and updated plumbing, including brand new hot water tank with 8 year warranty.

Custom order Levolor blinds with light filtering in main living areas and blackout in bedrooms.

Oakwood Property Management - Carol Dobell is the property manager (250)704-4391

Ready for immediate possession!