

**Welcome to New York on York**  
**103 – 2110 York Avenue, Kitsilano, Vancouver BC**

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716 sqft Private Patio + 948 sqft of Interior Space = 1,664 sqft of remarkable elegance

Your 780 sqft of Garden is raked, weeded and trimmed by Strata's Landscaper

Ground Floor, one level Corner Suite, lots of windows in every room

Lovely South, West and East West exposure

Sunny Patio for your summertime BBQ's

Custom Shoe Closet, fits 70 pairs of shoes or boots

Gorgeous 4 piece en-suite & a Steam Shower in 2<sup>nd</sup> Bathroom

Wood Burning Fireplace behind Living Room Wall (I will explain details)

New Hot Water Tank in 2012, this Home has been Fully Renovated

Rainscreened in 2004, and latest Engineers Report 2012

New Roof & New Fence in 2011, Lobby recently Updated

1 Secure Underground Parking Stall P1 #3 plus a rental 2<sup>nd</sup> spot \$40.00 month

Large Storage Locker plus & lots of in-suite Storage

Storage Locker #3 - Height 8' X 8' Wide X 2' Deep

Pets OK – 1 pet OK either 1 cat or 1 dog (44 pounds) apply to Strata for exception

Rentals 5 of the 11 units can be rented – 0 are rented, 3 month Minimum

Strata Maintenance Fee \$380.69 includes; Management, Gardening & Garbage Pickup

CRF as of August 2013= \$28,767

Approved Annual Budget 2013 = \$47,010

Property Disclosure Statement dated August 28th 2013

The Building is Professionally Managed by Dorset Realty/ Property Management

Pro-Active Strata Council maintains the integrity of the building

11 Units in the Strata

**Link to Photo Gallery** [http://www.vopenhouse.ca/vid/13875\\_a4b241/Gallery/](http://www.vopenhouse.ca/vid/13875_a4b241/Gallery/)

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