

**Welcome to New York on York**  
**102 – 2110 York Avenue, Kitsilano, Vancouver BC**

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151 square feet of Private Patio plus a lovely Garden!

More than \$90,000 spent over the years in upgrades

Ground floor, easy access for Pets and a built in security system

Lovely East exposure with some South exposure mid-day

Jenn-Air Electric Cooktop, AEG Electrolux Built-in Oven, Fisher Paykel Fridge

Luxurious 4 piece en-suite with a modern free-standing bathtub

Wood Burning Fireplace in the Living Room - cozy in the winter months!

Rainscreened in 2004, and latest Engineers Report 2012

New Roof & New Fence in 2011, Lobby & Hallways updated in 2013

1 Secure Underground Parking Stall P1 #2

Potential of a rental spot \$40.00 per month (rented from Strata)

Large Storage Locker behind Parking Stall plus & in-suite Storage in Laundry Room

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

Pets OK – 1 pet OK either 1 cat or 1 dog

Rentals 5 of the 11 units can be rented – 0 are rented, 6 month Minimum

Strata Maintenance Fee \$288.80 includes; Management & Garbage Pickup

CRF = approximately \$30,000 to be confirmed on receipt of the Form B

Approved Annual Budget 10/01/2013 - 09/30 2014 = \$48,250

Property Disclosure Statement dated May 14<sup>th</sup> 2014

The Building is Professionally Managed by Dorset Realty/ Property Management

Pro-Active Strata Council maintains the integrity of the 11 Unit Strata

**Link to Photo Gallery [http://www.vopenhouse.ca/vid/15456\\_c65619/Gallery/](http://www.vopenhouse.ca/vid/15456_c65619/Gallery/)**  
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