

## **Property Features**

### **Building Facilities/Amenities**

- ✓ Common room with kitchen, dining & entertainment area, & pool table - free booking for all owners
- ✓ Only 35 suites - small strata
- ✓ A welcoming and supportive community:
  - i. Twice a year social events - Christmas & Summer party
  - ii. "Dolphin Dames" - appies & drinks on south patio 1<sup>st</sup> Friday each month - May through September (drop in)
- ✓ Shaw internet and cable and heating included in strata fees
- ✓ No smoking, pets or rentals & 19 plus building
- ✓ In-suite & common shared laundry facilities (free to owners)
- ✓ Railway garden plots available to owners
- ✓ Exterior storage room (bikes/sporting goods/garden tools/luggage) & Individual interior storage lockers
- ✓ Door to door mail & newspaper delivery (Sun, Province, Post)
- ✓ Direct, private access to Sea Walk
- ✓ Easy access to Seniors' & Rec Center, and Dundarave and Ambleside shops & services

### **Funding & Financials**

- ✓ Common Asset Suite - rented for \$2,300/month
- ✓ \$500k line of credit with Van City secured by common asset suite
- ✓ Excellent financials, healthy CRF, reasonable strata fees
- ✓ No special levies in last 6 years and none anticipated

## *"The Dolphin"- VR 95*

*2246 Bellevue Avenue, West Vancouver, BC V7V 1C6*

- ✓ Proactive strata

### **Capital Works Completed Within the Last 5 Years**

- ✓ Exterior and interior painting
- ✓ Extensive Landscaping (new east garden; clean up of west and south gardens; old trees removed)
- ✓ East garden membrane replacement
- ✓ New plaza, entrance, signage
- ✓ South stairs concrete resurfacing, railing reinforcement
- ✓ South patio tiling
- ✓ West garden path paving and concrete stairs
- ✓ Updated common powder room
- ✓ Painting of parking garage (level 1 & 2)
- ✓ Fob entrance system and automated entry doors
- ✓ Emergency generator replacement
- ✓ Hot water riser replacement

### **Future Projects**

- ✓ New interior carpeting throughout (scheduled for spring 2018)
- ✓ Elevator Upgrade - pre-approved use of line of credit for replacement when required (not yet showing signs of wear and replacement parts are still available)
- ✓ 15 - 20 year capital plan

### **Miscellaneous Information**

- ✓ 1 Parking Spot #33. One Storage #34
- ✓ Outside Buzzer Intercom for Access #32
- ✓ Inside Phone Opens door "9"